

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**CHIMNEY LANE PATIO HOMES HOMEOWNERS ASSOCIATION**

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STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent of Chimney Lane Patio Homes Homeowners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1.   Name of Subdivision: The name of the subdivision is Chimney Lane Patio Homes.
2.   Name of Association: The name of the Association is Chimney Lane Patio Homes Homeowners Association.
3.   Recording Data for the Subdivision:
  - a.   Property described by metes and bounds in the "Amended Declaration of Covenants, Conditions and Restrictions" recorded in Volume 75119, Page 1903, *et seq.* in the Deeds Records of Dallas County, Texas.
4.   Recording Data for the Declaration:\*
  - a.   Documents:
    - (1)   Declaration of Covenants, Conditions and Restrictions.
    - (2)   Amended Declaration of Covenants, Conditions and Restrictions.
    - (3)   First Amendment to the Amended Declaration of Covenants, Conditions and Restrictions for Chimney Lane Patio Homes.
  - b.   Recording Information:
    - (1)   Volume 75014, Page 1138, *et seq.* recorded in the Deed Records of Dallas County, Texas.
    - (2)   Volume 75119, Page 1903, *et seq.* recorded in the Deed Records of Dallas County, Texas.
    - (3)   Dallas County Clerk's File No. 202000078828.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Chimney Lane Patio Homes Homeowners Association c/o Branch Association Management, Inc., P.O. Box 551593.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rick Bower, Branch Association Management, Inc.. Address: P.O. Box 551593, Dallas, Texas 75355. Phone No.: 214.553.1579. Email Address: clphhoa@gmail.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at : <https://clphhoa.com/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Refinance Fee	\$100.00
Rush Fee	\$100.00


EXECUTED on this 30th day of November, 2023.

**CHIMNEY LANE PATIO HOMES  
HOMEOWNERS ASSOCIATION**

By: Branch Association Management, Inc.,  
Managing Agent

By: 

Printed: Rick Bower


Its: 

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No

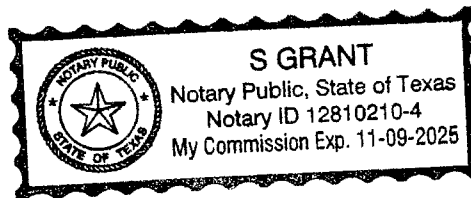
person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas                   §

BEFORE ME, the undersigned notary public, on this 30<sup>th</sup> day of November, 2023, personally appeared Rick Bowers, President of Branch Association Management, Inc., Managing Agent of Chimney Lane Patio Homes Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300242502

eRecording - Real Property

**Recorded On:** December 01, 2023 08:49 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 202300242502  
**Receipt Number:** 20231201000002  
**Recorded Date/Time:** December 01, 2023 08:49 AM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX