

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
AVENTURA CONDOMINIUM ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
   §  
COUNTIES OF DALLAS       §

The undersigned, being an Officer of Aventura Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Aventura Condominiums.
2. Name of Association: Aventura Condominium Association, Inc.
3. Location of the Condominium:
  - a. Aventura Condominiums, 5055 Addison Circle, Addison, TX 75001.
  - b. Aventura Condominiums is an addition to the city of Dallas in Dallas County, Texas. The plat is recorded in the Real Property Records of Dallas County, Texas as: Lot 1, Block A, The Ashton, an Addition to the Town of Addison recorded in Volume 2000036, Page 2913, Deed Records, Dallas County, TX.
4. Recording Data for the Condominium Declaration:
  - a. Units in Aventura are subject to Declaration of Covenants, Conditions and Restrictions for Aventura, recorded on March 18, 2002, as Document No. 20025305051, Real Property Records, Dallas County Texas as amended or supplemented from time to time as:
    - i. Supplement filed on April 26, 2006, recorded as Document No. 200600152550.
    - ii. Amendment filed on July 27, 2017, recorded as Document No. 201700210692.
    - iii. Amendment Filed on March 29, 2018, recorded as Document No. 201800081535.
5. Name and Mailing Address of the Association is: Aventura Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Aventura Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://Aventura.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 months' dues

Executed on this the 1<sup>ST</sup> day of ~~February~~ MARCH 2024

Aventura Condominium Association, Inc., a Texas non-profit corporation

By: Lawrence Thomas Hagan, Officer

THE STATE OF TEXAS

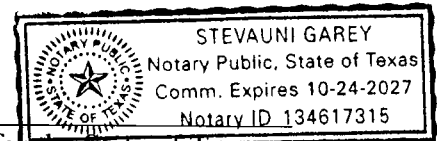
§  
§  
§

COUNTY OF DALLAS

### ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 1<sup>st</sup> day of ~~February~~ March 2024 personally appeared Lawrence Thomas Hagan, Officer of Aventura Condominium Association, Inc. 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 and on behalf of the Association.

Stevauni Garey  
Notary Public in and for the State of Texas



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

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**Instrument Number:** 202400048014

eRecording - Real Property

Recorded On: March 11, 2024 08:22 AM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 202400048014  
Receipt Number: 20240308000998  
Recorded Date/Time: March 11, 2024 08:22 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