

## CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

4320 Cole Homeowners Association

State of Texas

County of Dallas

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Certificate for 4320 Cole Homeowners Association. This instrument amends, restates and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas, Texas.

1. Name of Condominium is 4320 Cole Homeowners Association
2. Name of the Condominium Association is 4320 Cole Condominiums Homeowners Association
3. The location of the Condominium is: Being part of LOT 13, Block E/1527, Cockerel Fairland Addition, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 95, Page 824, Map Records, Dallas county, Texas same being conveyed to James C. Gouda by deed recorded [Volume 95018, Page 05115 Deed Records, Dallas County, Texas, in the City of Dallas, Dallas County, Texas.
4. The recording date for the subdivisions is: Declaration of 4320 Cole Condominium, recorded on October 26, 2006 and recorded in Public Records, Dallas County, Texas, #200600397 as it may be changed or supplemented from time to time.
- 5 The name and address of the Association: 4320 Cole Homeowners Association  
4320 Cole Ave (#1-5), Dallas, Texas 75205
6. The name, mailing address, telephone number and email address of the manager of the Association:  
Name: 4320 Cole Homeowners Association  
Attn: Sonia Castellani  
Mailing address: 4113 Staten Island Dr., Plano, TX 75024  
Phone number: 214-587-2172  
Email address: [4320ColeHOA@gmail.com](mailto:4320ColeHOA@gmail.com)
7. The amount and description of a fee or fees charges by the Association relating to a property transfer in the Condominium:
  - Resale Certificate \$375
  - Transfer fee \$300
  - First Right of Refusal \$100
  - Optional Inspection Fee \$150

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the Association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of Record, whichever is sooner.

Signed by Sonia Castellani  
Sonia Castellani

On behalf of 4320 Cole Homeowners Association

Date 9-4-25

After recording please return to Sonia Castellani, 4113 Staten Island Dr., Plano TX 75024

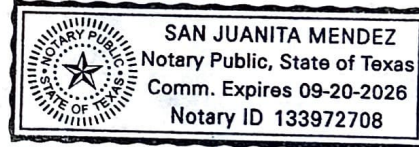
State of Texas

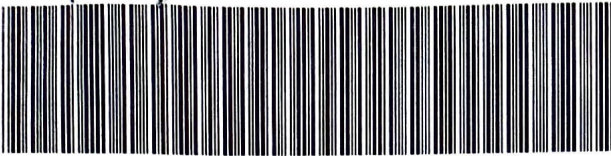
County of Dallas

Subscribed and sworn to (or affirmed) before me Sonia Castellani

this 4th day of September 2025.

[Signature]  
Notary Public





\*VG-364-2025-202500185343\*

Dallas County  
John F. Warren  
Dallas County Clerk

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**Instrument Number:** 202500185343

Real Property Recordings

Recorded On: September 04, 2025 09:51 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: 202500185343  
Receipt Number: 20250904000203  
Recorded Date/Time: September 04, 2025 09:51 AM  
User: Chanteon R  
Station: Cc143

**Record and Return To:**

4320 Cole Homeowners Association  
4320 Cole Ave (#1-50)

DALLAS TX 75205



STATE OF TEXAS  
Dallas County

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