

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
THE METROPOLITAN AT 1200 MAIN STREET
CONDOMINIUM ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the Managing Agent of The Metropolitan at 1200 Main Street Condominium Association, Inc., a non-profit corporation ("Association") 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 Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is The Metropolitan at 1200 Main Street.
2. Name of Association: The name of the Association is The Metropolitan at 1200 Main Street Condominium Association, Inc.
3. Location of the Condominium: The Condominium is located in Dallas, Texas.
4. Recording Data for the Declaration:
 - a. Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded in Volume 2005118, Page 99, *et seq.*, of the Official Public Records of Dallas County, Texas;
 - b. First Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 20070136159, of the Official Public Records of Dallas County, Texas;
 - c. Second Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 20080046435, of the Official Public Records of Dallas County, Texas;
 - d. Third Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 20080295533, of the Official Public Records of Dallas County, Texas;
 - e. Fourth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 201000031988, of the Official Public Records of Dallas County, Texas;
 - f. Fifth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 201000292189, of the Official Public Records of Dallas County, Texas;


- g. Sixth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 201100332656, of the Official Public Records of Dallas County, Texas;
 - h. Seventh Amendment to the Condominium Declaration for The Metropolitan at 1200 Main Street, a Condominium, recorded as Document No. 201600229575, of the Official Public Records of Dallas County, Texas; and
 - i. Eight Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street Condominium, Inc., recorded as Document No. 201800314187, of the Official Public Records of Dallas County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is The Metropolitan at 1200 Main Street Condominium Association, Inc., c/o Action Property Management, Inc., 1920 McKinney Avenue, 7th Floor, Dallas, Texas, 75201. Phone: (800) 400-2284. Email Address: txmanagementcertificates@actionlife.com
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
- Action Property Management, Inc.
1920 McKinney Avenue, 7th Floor
Dallas, Texas 75201
Phone: (800) 400-2284
Email: txmanagementcertificates@actionlife.com
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://resident.actionlife.com>
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Action Property Management, Inc. Transfer Fee	\$375.00 or more not to exceed the maximum allowable rate
Lender Certificate Fee	\$225.00
Resale Certificate Update Fee	\$75.00
Working Capital Contribution	2X the Monthly Assessment

*Resale Certificates may be requested by Action Property Management, Inc. at <https://actionlife.com> or (800) 400-2284.

Executed on this 26 day of JUNE, 2025.

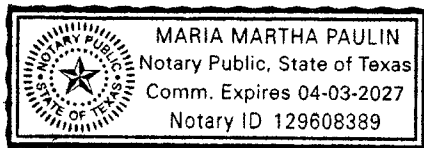
THE METROPOLITAN AT 1200 MAIN STREET
CONDOMINIUM ASSOCIATION, INC.

By: 
Richard Dumene, Board President


*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 26th day of JUNE, 2025, personally appeared Richard Dumene, Board President of The Metropolitan at 1200 Main Street Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



6-26-2025


Notary Public in and for the State of Texas

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

Instrument Number: 202500136152

eRecording - Real Property

Recorded On: July 01, 2025 09:20 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500136152
Receipt Number: 20250630001001
Recorded Date/Time: July 01, 2025 09:20 AM
User: Natasha R
Station: Cc134

Record and Return To:

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.