

## PARKSIDE COMMON ASSOCIATION

### MANAGEMENT CERTIFICATE

STATE OF TEXAS       §  
                                      §  
COUNTY OF DALLAS   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Parkside Common Association.

1.    The name of the subdivision is: Parkside Common.
2.    The name of the Association is: Parkside Common Association (the "Association").
3.    The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4.    The recording data for the Declaration is as follows:
  - (i)    Master Declaration of Covenants, Conditions and Restrictions for Parkside, was filed of record on December 22, 2014, at Instrument No. 201400324051 of the Official Public Records of Dallas County, Texas, as such may be amended and/or supplemented from time to time (hereinafter referred to as the "Declaration"); and
  - (ii)   First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Parkside filed of record on February 20, 2015, as Instrument No. 201500043549, in the Official Public Records, Dallas County, Texas.
5.    The name and mailing address of the Association: Parkside Common Association., c/o RealManage, LLC, P. O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, PARCOMMO@CiraMail.com.
6.    The name and mailing address of the person managing the Association: RealManage, LLC, Attn: Crystal Avendano, P. O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, PARCOMMO@CiraMail.com.
7.    The website address of the Association: [www.ciranet.com](http://www.ciranet.com)
8.    The Association's Dedicatory Instruments are available to Members online at: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)
9.    The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Certificate:	\$375.00
- Conveyance/Transfer Fee:	\$325.00
- Refinance Fee:	\$250.00
- Statement of Account:	\$295.00

10. Resale certificates can be requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)
11. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 18 day of February, 2025.

**PARKSIDE COMMON ASSOCIATION**

By: Crystal Avendano  
Crystal Avendano, RealManage, LLC, Managing Agent

STATE OF TEXAS §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this 18 day of February, 2025, by Crystal Avendano of RealManage, LLC, the Managing Agent of Parkside Common Association, a Texas property owners association, on behalf of said Texas property owners association.



Rachel Westen  
Notary Public in and for the State of Texas

Exhibit "A"

1. Bylaws of Parkside Common Association filed of record on December 22, 2014, as Instrument No. 201400324053, in the Official Public Records, Dallas County, Texas.
2. First Amendment to Bylaws of Parkside Common Association filed of record on September 27, 2022, as Instrument No. 202200256720, in the Official Public Records, Dallas County, Texas.
3. Certificate of Formation of Parkside Common Association filed of record on December 22, 2014, as Instrument No. 201400324052, in the Official Public Records, Dallas County, Texas.
4. Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Common Association filed of record on November 3, 2015, as Instrument No. 201500293743, in the Official Public Records, Dallas County, Texas.
5. First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Common Association filed of record on December 22, 2015, as Instrument No. 201500336443, in the Official Public Records, Dallas County, Texas.
6. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Common Association filed of record on September 15, 2020, as Instrument No. 202000251022, in the Official Public Records, Dallas County, Texas.
7. Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Common Association filed of record on April 29, 2021, as Instrument No. 202100126135, in the Official Public Records, Dallas County, Texas.
8. Special warranty Deed dated June 25, 2021, filed of record on June 29, 2021, as Instrument No. 202100193658, in the Official Public Records, Dallas County, Texas.
9. Special warranty Deed dated June 25, 2021, filed of record on June 29, 2021, as Instrument No. 202100193659, in the Official Public Records, Dallas County, Texas.
10. Parkside Maintenance Agreement by and between Parkside Neighborhood Homeowner's Association, Parkside Common Association, and the City of Irving, dated April 15, 2021, filed of record on May 25, 2021, as Instrument No. 202100155541, in the Official Public Records, Dallas County, Texas.

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

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**Instrument Number:** 202500033183

eRecording - Real Property

Recorded On: February 19, 2025 09:48 AM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 202500033183  
Receipt Number: 20250219000046  
Recorded Date/Time: February 19, 2025 09:48 AM  
User: Natasha R  
Station: Cc139

**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