

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
ALTA VISTA EAST TOWNHOME CONDOMINIUM ASSOCIATION**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of ALTA VISTA EAST TOWNHOME CONDOMINIUMS a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, ALTA VISTA EAST TOWNHOME CONDOMINIUMS, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration of Alta Vista East Townhome Condominiums recorded on February 15, 2018, as Document No. 201800041866 in the Official Public Records of Dallas County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is ALTA VISTA EAST TOWNHOME CONDOMINIUMS.

2. **Name of the Association.** The name of the Association is ALTA VISTA EAST TOWNHOME CONDOMINIUM ASSOCIATION a Texas non-profit corporation.

3. **Location of the Condominium.** The condominium is located at 5901 Ross Avenue, Dallas, Texas 75206, 5905 Ross Avenue, Dallas, Texas 75206 and 5909 Ross Avenue, Dallas, Texas 75206.

4. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 201800041866 on February 15, 2018, in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is

info@themacgroupco.com.

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>
7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Working Capital Fee	Equal to two months of regular assessments - \$413.00 - \$800.00
Rush Fee	\$50.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

ALTA VISTA EAST TOWNHOME CONDOMINIUMS.,
a Texas non-profit corporation

By: The MAC Group Management Co.
Its: Managing Agent

By: Lonna Blake
Lonna Blake
Its: Vice President

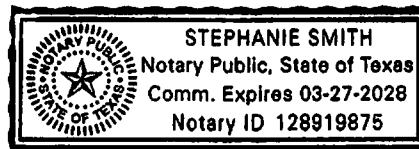
STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 1st day of September, 2025 by Lonna Blake, the V.P. of The MAC Group Management Co., on behalf of ALTA VISTA EAST TOWNHOME CONDOMINIUMS a Texas non-profit corporation.

Stephanie Smith
Notary Public, State of Texas

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

Instrument Number: 202500195036

eRecording - Real Property

Recorded On: September 16, 2025 10:49 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500195036
Receipt Number: 20250916000138
Recorded Date/Time: September 16, 2025 10:49 AM
User: Thelma B
Station: Cc133

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