

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
WYKEHAM HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF DALLAS           §

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Wykeham Homeowners Association, inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas.

1. The name of the community is Wykeham Condominiums
2. The name of the association is Wykeham Homeowners Association, Inc.
3. The location of the community is Garland, TX 75043
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions for Wykeham Condominiums.

Recording Data

Dallas County Clerk, August 23, 1991, Volume 91143 Page 3249, Instrument# 199101439104

5. The name and mailing address of the association:

Wykeham Homeowners Association, Inc.  
c/o ATB Community Management, Inc.  
P.O. Box 794367  
Dallas, TX 75379

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Bailey  
c/o ATB Community Management, Inc.  
P.O. Box 794367  
Dallas, TX 75379  
972-346-8092  
[jbailey@atbcm.com](mailto:jbailey@atbcm.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://atbcm.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$375.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

IN WITNESS WHEREOF this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 17<sup>th</sup> day of April, 2025.

**Wykeham Homeowners Association, Inc.**  
a Texas non-profit corporation

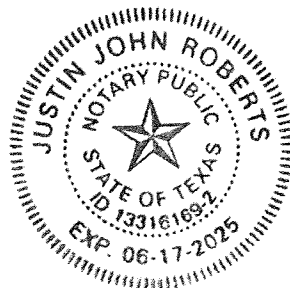
By: \_\_\_\_\_

Its: Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on the 17 day of April, 2025  
By JORDAN BAILEY, of Wykeham Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public in and for the State of Texas

My Commission Expires: 06-17-2025

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

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**Instrument Number:** 202500119402

eRecording - Real Property

Recorded On: June 10, 2025 10:22 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: 202500119402  
Receipt Number: 20250609001090  
Recorded Date/Time: June 10, 2025 10:22 AM  
User: Sebastian O  
Station: Cc145

**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, likely of John F. Warren, the Dallas County Clerk.