

Owners Association of Carreras Townhome Condominiums MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Owners Association of Carreras Townhome Condominiums** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Owners Association of Carreras Townhome Condominiums

Name of the Association: Owners Association of Carreras Townhome Condominiums

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows;

(a) Owners Association of Carreras Townhome Condominiums, recorded under Plat/Map, Doc.

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Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- (a) Second Amendment to First Amended and Restated Declaration of Carreras Townhomes Condominiums, recorded under Dallas County Clerk's file no. 200503375567
- (b) First Amendment of First Amended and Restated Declaration of Carreras Townhomes Condominiums, under Dallas County Clerk's file no. 200503311060;
- (c) Declaration of Carreras Townhomes Condominiums, recorded under Dallas County Clerk's file no. 200403098655;
- (d) First Amended and Restated Declaration of Carreras Townhomes Condominiums, recorded under Dallas County Clerk's file no. 200403145100;
- (e) Third Amendment of First Amended and Restated Declaration of Carreras Townhomes Condominiums, recorded under Dallas County Clerk's file no. 200503439059
- (f) Fourth Amendment of First Amended and Restated Declaration of Carreras Townhomes Condominiums, recorded under Dallas County Clerk's file no. 200503495954;
- (g) Notice of Filing of Dedicatory Instruments for Carreras Townhomes Condominiums, recorded Dallas County Clerk's file no. 201000032578;
- (h) Notice of Filing of Dedicatory Instruments for Carreras Townhomes Condominiums, recorded Dallas County Clerk's file no. 201100067853;

Name and Mailing Address of the Association

Carreras Townhomes Condo
c/o Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205 214-239-4530
propertymanager@somersetassociations.com

Website Address of the Association

www.carrerasthscondo.sites.townsq.io

www.Townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

Executed on this the 7th day of January, 2022

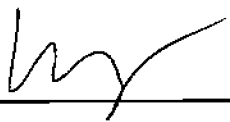
Owners Association of Carreras Townhome Condominiums,
acting by and through its managing agent, Somerset Association
Management


Alfred Wiles, Branch President

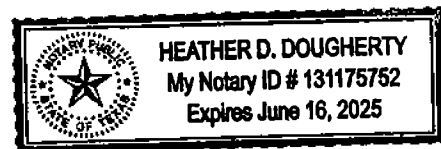
STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 7th day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent for Owners Association of Carreras Townhome Condominiums, a Texas nonprofit corporation, on behalf of such corporation.


Heather Dougherty
Notary Public, State of Texas

When recorded return to:
Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205



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

Instrument Number: 202200008959

eRecording - Real Property

Recorded On: January 11, 2022 11:03 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202200008959
Receipt Number: 20220111000394
Recorded Date/Time: January 11, 2022 11:03 AM
User: Blanca M
Station: CC04

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