

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE VILLA SERENA CONDOMINIUMS**

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 The Villa Serena Condominium 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 The Villa Serena Condominiums.
2. The name of the association is Villa Serena Condominium Association, Inc.
3. The location of the community is on Bandera Ave., Dallas, TX 75225.
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions for The Villa Serena Condominiums

Recording Data

Dallas County Clerk, August 23, 1976, Volume 76163 Page 2635, Instrument# 197600578356

5. The name and mailing address of the association:

Villa Serena Condominium Homeowners Association, Inc.
c/o Advanced Association Management, Inc.
18208 Preston Road
Suite D-9349
Dallas, TX 75252

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:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.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://advancedam.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:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 16th day of November, 2022.

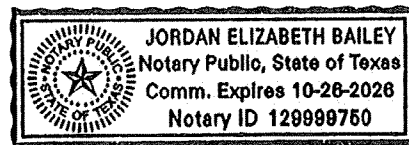
Villa Serena Condominium Homeowners Association, Inc. a Texas non-profit corporation

By: Michele Hernandez

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §



This instrument was acknowledged before me on the 16th day of November, 2022, by Michele Hernandez, of Villa Serena Condominium Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Jordan Bailey
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026

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

Instrument Number: 202300002598

eRecording - Real Property

Recorded On: January 05, 2023 08:45 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: 202300002598
Receipt Number: 20230105000038
Recorded Date/Time: January 05, 2023 08:45 AM
User: Kevin T
Station: CC18

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.