

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
ADDISON HILLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Addison Hills Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF ADDISON HILLS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 202300036277 AND 202300174965, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

1. The name of the subdivision: Addison Hills.
2. The name of the Association: Addison Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Addison Hills, recorded under Document No. 202300036169 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Addison Hills Residential Community, Inc., c/o Worth Ross Management Co., 4144 N. Central Expressway, Suite 580, Dallas, Texas 75204.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Addison Hills Residential Community, Inc., c/o Worth Ross Management Co.
Mailing Address:	4144 N. Central Expressway, Suite 580, Dallas, TX 75204
Attn:	Property Manager
Telephone Number:	214-522-1943
Email Address:	<a href="mailto:customercare@worthross.com">customercare@worthross.com</a>

7. Website to access the Association's dedicatory instruments:  
[https://portal.vantaca.net/home\\_v2/Login](https://portal.vantaca.net/home_v2/Login)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee: \$250.00

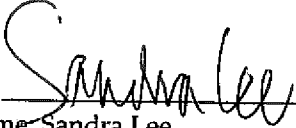
Resale Certificate Fee: \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

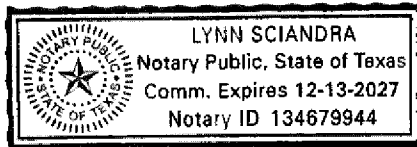
**ADDISON HILLS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation


By:   
Name: Sandra Lee  
Title: President

STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas           §

This instrument was acknowledged before me on the 6 day of May, 2024, by Sandra Lee, President of Addison Hills Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Addison Hills, recorded under Document No. 202300036169 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time.
2. Addison Hills Community Manual, recorded under Document No. 202300036247 in the Official Public Records of Dallas County, Texas, as the same may be amended and supplemented from time to time.
  - a. Addison Hills First Supplement to Community Manual, recorded under Document No. 202300174570, in the Official Public Records of Dallas County, Texas.
3. Addison Hills Adoption of Working Capital Assessment, recorded under Document No. 202300036222 in the Official Public Records of Dallas County, Texas.

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

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**Instrument Number:** 202400091505

eRecording - Real Property

Recorded On: May 07, 2024 02:16 PM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 202400091505

Receipt Number: 20240506000887

Recorded Date/Time: May 07, 2024 02:16 PM

User: Lynn G

Station: Cc127

**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.