



**MANAGEMENT CERTIFICATE
FOR
Owners Association of Palo Alto Townhomes Condominiums**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

This Management Certificate is executed by Owners Association of Palo Alto Townhomes Condominiums, a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Condominium:

The name of the condominium is Palo Alto Townhomes Condominiums.

2. Name of the Association:

The name of the homeowners association is Owners Association of Palo Alto Townhomes Condominiums.

3. The location of the Condominium is:

Being, Lot 1A, Block G/1499 of Palo Alto, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under county clerk's file No. 200600330407, Map Records, Dallas County, Texas.

4. Recording Data for the Association:

ACDDR Properties, LLC, a Texas limited liability company, is successor Declarant to Boulevard Builders/Palo Alto Townhomes, L.P., a Texas limited partnership, pursuant to that certain Substitute Trustee's Deed recorded December 2, 2008, as Document No. 000376904, Real Property Records, Dallas County, Texas ("**Declarant**"). Palo Alto Townhomes Condominiums is a Condominium located in the City of Dallas, Dallas County, Texas, which is subject to the Declaration of Palo Alto Townhomes Condominiums, recorded March 27, 2007, as Document No. 2007-0107799, as amended by that certain First Amendment to Declaration of Palo Alto Townhomes Condominiums, recorded June 3, 2009, as Document No. 200900158320, as amended by that certain Second Amendment to Declaration of Palo Alto Townhomes Condominiums, recorded July 8, 2009, as Document No. 200900194650, and as amended by that certain Third Amendment to Declaration of Palo Alto Townhomes Condominiums, recorded March 7, 2011, as Document No. 201100059880, all in the Real Property Records, Dallas County, Texas ("**Declaration**").

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:
Owners Association of Palo Alto Townhomes Condominiums
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

7. Property Transfer Fee(s) Charged by the Association:

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375



- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials.

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:

A handwritten signature in black ink, appearing to read "William F. Crawford".

By: William F. Crawford, Fletcher Community Partners, LLC, President
 Managing Agent for Owners Association of Palo Alto Townhomes Condominiums, Duly Authorized Agent

This certificate is executed and signed on this April 30, 2025.

Acknowledgement

State of Texas
 County of Dallas

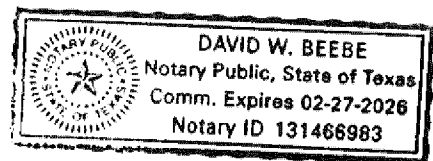
Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 30, 2025.

A handwritten signature in black ink, appearing to read "David W. Beebe".

David Beebe
 Notary Public in and for the State of Texas

My Commission Expires: Date 2-27-26



AFTER RECORDING PLEASE RETURN TO:

Fletcher Community Partners, LLC
 8140 Walnut Hill Lane, Suite 530
 Dallas, Texas 75231

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

Instrument Number: 202500090539

eRecording - Real Property

Recorded On: May 02, 2025 09:32 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: 202500090539

Receipt Number: 20250501001095

Recorded Date/Time: May 02, 2025 09:32 AM

User: Chanteon R

Station: Cc143

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 of John F. Warren, the Dallas County Clerk.