

**MANAGEMENT CERTIFICATE FOR
LAKES OF BENT TREE CONDOMINIUM ASSOCIATION**

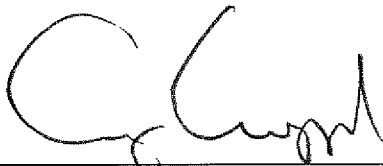
The undersigned hereby provides the following information as required by Texas Property Code Section 82.116.

1. The name of the condominium is Lakes of Bent Tree Condominiums.
2. The name of the association is Lakes of Bent Tree Condominium Association.
3. The location of the condominium is 5002-5170 Westgrove Drive, Dallas, 75248, Dallas County, Texas.
4. The Declaration was recorded on June 25, 1982 as Instrument Number 198201253818, Real Property Records, Dallas County, Texas.
5. The mailing address of the association is Lakes of Bent Tree Condominium Association, c/o SNL Associates, 4230 Lyndon B Johnson, Suite 148, Dallas, Texas 75244.
6. The name, mailing address, telephone number, and e-mail address of the person managing the association is Craig Lengyel; SNL Associates; 972-243-2175; craig@snlassociates.com; 4230 Lyndon B Johnson, Suite 148, Dallas, Texas 75244.
7. The website address of the internet website on which the association's dedicatory instruments are available is www.lakesofbenttree.com.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the condominium include: resale certificate package - \$250; working capital fee – two months of dues.
9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection prior to purchase.

LAKES OF BENT TREE CONDOMINIUM ASSOCIATION

EXECUTED this 25th day of August 2025.

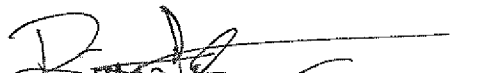
By: SNL Associates, Managing Agent



Craig Lengyel, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25th day of August 2025, by Craig Lengyel, President of SNL Associate, Managing Agent of Lakes of Bent Tree Condominium Association, a Texas non-profit corporation, on behalf of said non-profit corporation.


Notary Public, State of Texas

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

Instrument Number: 202500179031

eRecording - Real Property

Recorded On: August 27, 2025 08:20 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: 202500179031
Receipt Number: 20250826000975
Recorded Date/Time: August 27, 2025 08:20 AM
User: Tineka S
Station: Cc102

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", is written over the printed name of John F. Warren.