

**MANAGEMENT CERTIFICATE  
OF  
MIDTOWN GP TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Midtown GP Townhome Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Midtown GP.
2. The name of the Association: Midtown GP Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Dallas County, Texas, made subject to that certain Midtown GP Master Covenant [Mixed-Use] recorded under Document No. 202300167133, Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "**Covenant**"), and to that certain Midtown GP Development Area Declaration [Townhomes], recorded under Document No. 202300179997, Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "**Development Area Declaration**").
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Midtown GP Townhome Association, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Midtown GP Townhome Association, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	2805 Dallas Parkway, Suite 400 Plano, Texas 75093
Telephone Number:	469-498-6979
Email Address:	<a href="mailto:hoasupport@paragonpmg.com">hoasupport@paragonpmg.com</a>

7. Website to access the Association's dedicatory instruments:  
<https://paragonpmg.cincwebaxis.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (Master Association) - \$500.00

Working Capital Townhome Assessment (non-Homebuilder) - \$500.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

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

EXECUTED to be effective on the date this instrument is Recorded in the Official Public Records of Dallas County, Texas.

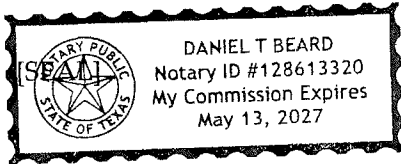
*[SIGNATURE PAGE FOLLOWS]*

MIDTOWN GP TOWNHOME ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: N. Beard  
Name: N. Beard  
Title: Manager

STATE OF TEXAS           §  
  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me this 1st day of September, 2023, by  
Nicholas Be-Gamo, the owner of Midtown GP Townhome  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Midtown GP Master Covenant [Mixed-Use], recorded under Document No. 202300167133, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
2. Midtown GP Development Area Declaration [Townhomes], recorded under Document No. 202300179997, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
3. Midtown GP Adoption of Working Capital Assessment, recorded under Document No. 202300180007, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
4. Midtown GP Adoption of Working Capital Townhome Assessment, recorded under Document No. 202300180008, Official Public Records of Dallas County, Texas, as same may be amended from time to time.
5. Midtown GP Community Manual [Townhomes], recorded under Document No. 202300180033, Official Public Records of Dallas County, Texas, as same may be amended from time to time.

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

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**Instrument Number:** 202300180095

eRecording - Real Property

Recorded On: September 06, 2023 04:16 PM

Number of Pages: 5

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

Total Recording: \$38.00

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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: 202300180095  
Receipt Number: 20230906000946  
Recorded Date/Time: September 06, 2023 04:16 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**Record and Return To:**

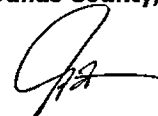
Simplifile



**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 a horizontal line.