

THE BEAT AT SOUTHSIDE STATION PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Beat At Southside Station Property Owners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: The Beat At Southside Station Property Owners Association

Name of the Association: The Beat At Southside Station Property Owners Association

Recording Data for Association and Restrictions:

Community	County	Doc Type	Date Recorded	Instrument No.
The Beat At Southside Station Property Owners Association	Dallas	Declaration	15-Jul-08	20080231475
		Instrument to Record Dedicatory Instruments	15-Aug-08	20080267716
		Notice of Filing Dedicatory Instruments	27-Jun-18	201800169769
		Supplemental Notice of Filing Dedicatory Instruments	17-Jun13	201300189975
		3 rd Amendment to Declaration	23-Feb-17	201700054373
		2 nd Amendment to Declaration	15-Sep-16	201600255224

Name and Mailing Address of the Association

The Beat At Southside Station Property Owners Association
c/o Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Resale Certificate: \$375
Resale Certificate Update: \$95
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 18th day of April, 2024

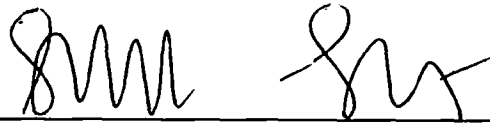
The Beat At Southside Station Property Owners Association,
acting by and through its managing agent, Principal Management
Group of North Texas



Mark Southall, Branch President

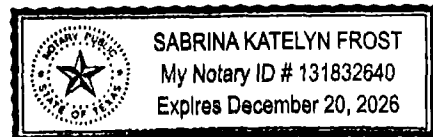
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of April, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for The Beat At Southside Station Property Owners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E Campbell Road Ste 620
Richardson, Texas 75081



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

Instrument Number: 202400092531

eRecording - Real Property

Recorded On: May 08, 2024 03:57 PM

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: 202400092531

Receipt Number: 20240507000948

Recorded Date/Time: May 08, 2024 03:57 PM

User: Pamela G

Station: CC149

Record and Return To:

CSC Global



**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