

MANAGEMENT CERTIFICATE FOR PECAN SQUARE

STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Owners Association of Pecan Square, Inc.

1. The name of the subdivision is Pecan Square Condominiums.
2. The name of the association is Owners Association of Pecan Square, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Pecan Square

Final Plat filed in Volume 83075, Page 0567.

Pecan Square

Final Plat filed in Volume 83097, Page 2390.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Condominium Declaration for Pecan Square Condominiums, Recorded in the Property Records of Dallas County, Texas in Volume 83049, Page 0895 on 3/9/1983.

Re Filed Condominium Declaration for Pecan Square Condominiums [Correcting the Recording information on Pages 1, 39 and 40 of Attached Exhibits "A" and "D"], Recorded in the Property Records of Dallas County, Texas in Volume 83075 0608 on 12/9/1983.

Supplemental Declaration of Merger and Annexation for Pecan Square Condominiums Phase II, Recorded in the Property Records of Dallas County, Texas in Volume 83097, Page 2381 on 5/17/1983.

5. Owners Association of Pecan Square, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

OWNERS ASSOCIATION OF PECAN SQUARE, INC.

By: CMA, its Manager

By: Karyn Beadley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Beadley of CMA, Manager for Owners Association of Pecan Square, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093

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

Instrument Number: 202400262672

eRecording - Real Property

Recorded On: December 30, 2024 08:31 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: 202400262672
Receipt Number: 20241227000634
Recorded Date/Time: December 30, 2024 08:31 AM
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