

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE RESIDENCES CONDOMINIUMS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTIES OF DALLAS               §

The undersigned, being an Officer of The Residences Condominiums, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Residences.
2. Name of Association: The Residences Condominiums Association, Inc.
3. The Location of the Condominium:
  - a. 310 O Connor Ridge Blvd #12, Irving, TX 75038.
4. Recording Data for the Condominium Declaration:
  - a. The Residences Condominiums are subject to the Condominium Declaration for The Residences Condominiums, recorded as Document No.'s 201900201198, 202000042934, and 20220021662, Real Property Records, Dallas County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: The Residences Condominiums c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Residences Condominiums c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://theresidences.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Disclosure Package: \$375.00.
  - i. 1-2 days: \$500.00.
  - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00.
- c. Transfer Fee: \$340.00.
- d. Refinance Certificate Fee: \$150.00.
  - i. 1-2 days: \$275.00.
  - ii. 3-5 days: \$225.00.
- e. Custom Lender Form Mortgage Questionnaire: \$350.00.
- f. Uniform Condo Questionnaire: \$220.00.
  - i. 1-2 days: \$325.00.
  - ii. 3-5 days: \$275.00.
- g. Working Capital: 2x Monthly Assessments.

Executed on this the 20 day of November 2024.

THE RESIDENCES CONDOMINIUMS  
ASSOCIATION, INC.

By: [Signature], President of FirstService  
Residential Austin, LLC

THE STATE OF TEXAS

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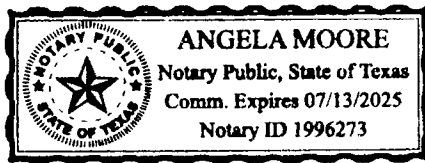
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 20 day of November 2024 personally appeared Steve King, President of FirstService Residential Texas, Inc., and Managing The Residences Condominiums known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

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

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**Instrument Number:** 202400237083

eRecording - Real Property

Recorded On: November 21, 2024 11:14 AM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 202400237083  
Receipt Number: 20241121000193  
Recorded Date/Time: November 21, 2024 11:14 AM  
User: Javen H  
Station: Cc136

**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.