## CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE FOR THE WARRINGTON CONDOMINIUMS

STATE OF TEXAS §

**§ KNOW ALL MEN BY THESE PRESENTS:** 

COUNTY OF DALLAS §

Pursuant to the provisions of Section 82.116 of Texas Uniform Condominium Act, the undersigned condominium owners' association hereby records this Condominium Association Management Certificate for THE WARRINGTON CONDOMINIUMS.

- 1. The name of the condominium regime is The Warrington Condominiums.
- 2. The name of the association is The Warrington Condominium Association.
- 3. The location of the condominium is Dallas, Dallas County, Texas.
- 4. The declaration is entitled "Declaration and Master Deed [for] The Warrington and was recorded on or about August 11, 1981, at Volume 81156, Page 2299 et seq. of the Real Property Records of Dallas County, Texas.

Certificate of Amendment to the Declaration and Master Deed filed on or about June 27, 2023, as Document No. 201300201932 of the Real Property Records of Dallas County, Texas.

5. The name and mailing address of the association, or the name and mailing address of the person or entity managing the association:

The Warrington Condominium Association 3831 Turtle Creek Boulevard Attention: Management Office

Dallas, Texas 75219 Telephone: 214-528-3911

6. The name, mailing address, telephone number and e-mail address of the management company:

Somerset Association Management 1300 East Lookout Drive, Suite 130

Richardson, Texas 75082 Telephone: 214-239-4530

Email: manager@thewarrington.us

7. The website address on which the Association's dedicatory instruments are available:
thewarringtoncondo.buildinglink.com
8. The amount and description of a fee or fees charged to a unit seller or buyer relating to a transfer of a property interest in a unit of the condominium:
Transfer Fee \$295.00
[Transfer fee is a one-time, administrative charge that covers the costs of transferring property ownership, including updating records, distributing the governing documents, and providing information to new owner.]
IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed on this 8th day of October, 2025.
THE WARRINGTON CONDOMINIUM ASSOCIATION, Texas non-profit corporation
By: John W. Cole, III  Title: President, The Warrington Condominium Association
ACKNOWLEDGMENT  STATE OF TEXAS   \$ COUNTY OF DALLAS   \$
This instrument was acknowledged before me on the 8th day of October  2025, by John W. Cole, III , President of The Warrington Condominium  Association, a Texas non-profit corporation, on behalf of said non-profit corporation.  JENNIFER ANN HENLEY Notary ID #6869999  My Commission Expires October 31, 2027  Notary Public in and for the State of Texas

My Commission Expires: 10/31/2027

Jennifer Henley Notary ID #6869999

## Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202500213980

eRecording - Real Property

Recorded On: October 10, 2025 08:15 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: Record and Return To:

Document Number: 202500213980

Receipt Number: 20251009000713

Recorded Date/Time: October 10, 2025 08:15 AM

User: Pamela G Station: CC149



## 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.

Simplifile

John F. Warren Dallas County Clerk Dallas County, TX