

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE 3525 CONDOMINIUMS COUNCIL OF CO-OWNERS**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of The 3525 Condominiums Council of Co-Owners, 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: 3525 Condominiums.
2. Name of Association: The 3525 Condominiums Council of Co-Owners
3. Location of the Condominium:
 - a. 3525 Condominiums, 3525 Turtle Creek Blvd., Dallas, TX 75219.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium for 3525 Condominiums recorded in Volume 78002, Page 0828, of the Deed Records of Dallas County, Texas (as corrected by Correction Warranty Deed dated January 3, 1978, recorded in Volume 78004, Page 3300, of the Deed Records of Dallas County, Texas).
 - b. Amendment and Restatement of the 3525 Condominiums Declaration of Condominium dated October 30, 1978, filed of record in Volume 78212, beginning at Page 0492, of the Condominium Records of Dallas County.
 - c. Second Amendment to Declaration of Condominium of the 3525 Condominiums dated August 6, 1982, filed of record in Volume 82165, beginning at Page 0981, of the Condominium Records of Dallas County.
 - d. Third Amendment and Restatement of the 3525 Condominiums Declaration of Condominium, recorded on September 22, 2021, under 202100282959 in the Condominium Records of Dallas County, Texas.
5. Name and Mailing Address of the Association is: The 3525 Condominiums Council of Co-Owners 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 3525 Condominiums Council of Co-Owners 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.

9. The Association's website is: <https://3525Condominiums.connectresident.com>

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

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 1 month's dues

Executed on this the 6th day of March 2024.

The 3525 Condominiums Council of Co-Owners, a
Texas non-profit corporation

By:

GAYLE TREMBLAY
Board VP, Officer

THE STATE OF TEXAS

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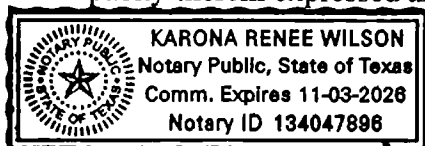
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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 6 day of March 2024 personally appeared GAYLE TREMBLAY BOARD VP, Officer of The 3525 Condominiums Council of Co-Owners 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.



Karona Renee Wilson
Notary Public in and for the State of Texas

RP-2024-83209
Pages 3
03/11/2024 08:26 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-83209