

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE STATION RESIDENTIAL DISTRICT TOWNHOME ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
                                          §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent for The Station Residential District Townhome Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Station Residential District Townhome.
2. Name of Association: The name of the Association is The Station Residential District Townhome Association, Inc.
3. Recording Data for the Subdivision:
  - a. 35.992 acres of land as described by metes and bounds on Exhibit "A" attached to the "The Station Residential District Master Covenant" recorded in the Official Public Records of Real Property of Dallas County, Texas under Clerk's File No. 202000143250 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) The Station Residential District Master Covenant.
    - (2) The Station Residential District Development Area Declaration [Townhomes].
  - b. Recording Information:
    - (1) Dallas County Clerk's File No. 202000143250.
    - (2) Dallas County Clerk's File No. 202000153093.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Station Residential District Townhome Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

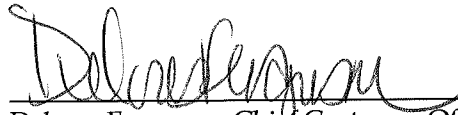
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.thestationtxlife.com](http://www.thestationtxlife.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 375.00
Resale Trustee/Lender Sale	\$ 375.00
Lender Questionnaire Fee-Standard	\$ 200.00
Lender Questionnaire Fee-Custom	\$ 300.00
Resale Disclosure/Lien Estoppel Update	\$ 75.00
Refinance Fee	\$200.00
Rush Fee	\$ 100.00
Working Capital Assessment Residential [Declaration Article V, Section 5.8]	Working Capital Assessment is a one-time payment (as described in detail in the Declaration) due upon each transfer of title. The Working Capital Assessment for 2025 is \$300.00
Working Capital Townhome Assessment [Development Area Declaration Article V, Section 5.5]	Working Capital Townhome Assessment is a one-time payment (as described in detail in the Declaration) due upon each transfer of title. The Working Capital Assessment for 2025 is \$300.00.

Executed on this 3rd day of MARCH, 2025.

**THE STATION RESIDENTIAL DISTRICT  
TOWNHOME ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,  
Managing Agent




Delores Ferguson, Chief Customer Officer

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF ARIZONA  
COUNTY OF MARICOPA

BEFORE ME, the undersigned notary public, on this 3rd day of March, 2025 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for The Station Residential District Townhome Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of ARIZONA

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

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**Instrument Number:** 202500051881

eRecording - Real Property

Recorded On: March 14, 2025 09:17 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: 202500051881  
Receipt Number: 20250313000944  
Recorded Date/Time: March 14, 2025 09:17 AM  
User: Sebastian O  
Station: Cc145

**Record and Return To:**

Simplifile



**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", is written over a horizontal line.