

THE ASSOCIATION OF MONTEBELLA CONDOMINIUM OWNERS

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for The Association of Montebella Condominium Owners.

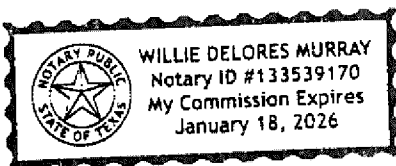
1. The name of the Condominium is: Montebella Condominiums.
2. The name of the Association is: The Association of Montebella Condominium Owners.
3. The location of the Condominium is: Located at the intersection of Bradford Drive and Kings Road, Dallas, Texas.
4. The recording data for the Declaration is as follows: (i) Condominium Declaration for The Montebella Condominium, (A Condominium) which was filed December 1, 2005, and recorded as Instrument No. 200503603122, Official Public Records, Dallas County, (ii) First Amendment to Condominium Declaration for the Montebella Condominium, which was filed January 17, 2006, and recorded as Instrument No. 200600018971, Official Public Records, Dallas County, (iii) Second Amendment to Condominium Declaration for the Montebella Condominium, which was filed August 14, 2006, and recorded as Instrument No. 200600298147, Official Public Records, Dallas County, (iv) Third Amendment to Condominium Declaration for the Montebella Condominium, which was filed September 26, 2008, and recorded as Instrument No. 20080313490, Official Public Records, Dallas County, (v) Fourth Amendment to Condominium Declaration for the Montebella Condominium, which was filed November 23, 2010, and recorded as Instrument No. 201000300444, Official Public Records, Dallas County, and (vi) Fifth Amendment to Condominium Declaration for the Montebella Condominium, which was filed March 29, 2011, and recorded as Instrument No. 201100079608, Official Public Records, Dallas County,
5. The name and mailing address of the person or entity managing the Association: RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, Email Address: MONCONDO@circamail.com
6. The contact information for resale certificate requests: Via the RealManage Closing Portal at www.realmanage.com/closingportal
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Certificate: \$375.00
 - Conveyance/Transfer Fee: \$325.00
 - Refinance Fee: \$250.00
 - Statement of Account: \$295.00

8. Other information the Association considers appropriate:

- (i) Notice of Filing of Dedicatory Instruments for The Association of Montebella Condominium Owners, which was filed December 9, 2005, and recorded as Instrument No. 200503617490, in the Official Public Records, Dallas County, Texas;
- (ii) First Supplement to Notice of Filing of Dedicatory Instruments for The Association of Montebella Condominium Owners, which was filed November 5, 2009, and recorded as Instrument No. 200900313559, in the Official Public Records, Dallas County, Texas;
- (iii) Second Supplement to Notice of Filing of Dedicatory Instruments for The Association of Montebella Condominium Owners, which was filed February 27, 2014, and recorded as Instrument No. 201400047238, in the Official Public Records, Dallas County, Texas;
- (iv) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase; and
- (v) The Association's dedicatory instruments are available to members at: www.ciranet.com/residentportal

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of The Association of Montebella Condominium Owners, on the 10 day of February, 2025.

**THE ASSOCIATION OF MONTEBELLA
CONDOMINIUM OWNERS**



By: _____

Jessica Woodbridge, President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10 day of February, 2025, Jessica Woodbridge, President of The Association of Montebella Condominium Owners, a Texas property owners association, on behalf of said property owners association, as the designated representative of said Texas property owners association.

Willie Delores Murray
Notary Public in and for the State of Texas

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

Instrument Number: 202500044012

eRecording - Real Property

Recorded On: March 05, 2025 09:13 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: 202500044012
Receipt Number: 20250304000918
Recorded Date/Time: March 05, 2025 09:13 AM
User: Hilga R
Station: CC132.dal.ccdc

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 "JF Warren", written over a horizontal line.