

EAST RIDGE TERRACE HOMEOWNER'S ASSOCIATION

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 Eastridge Terrace Homeowner's Association.

1. The name of the Condominium is: Eastridge Terrace.
2. The name of the Association is: Eastridge Terrace Homeowner's Association.
3. The location of the Condominium is: 6600 Eastridge Dr., Dallas, Texas, 75231.
4. The recording data for the Declaration is as follows:
 - (i) Condominium Declaration for Eastridge Terrace (A Condominium), filed and recorded on November 5, 1975 as Document No. 197500389296, at Volume 75217, Page 1846 *et. seq.*, in the Condominium Records of Dallas County, Texas; and
 - (ii) First Amendment to the Condominium Declaration for Eastridge Terrace Condominium Association, filed for record on July 21, 1983, and recorded on July 22, 1983, as Document No.198301437696, at Volume 83143, Page 331 *et. seq.*, in the Deed Records of Dallas County, Texas; and
 - (iii) Second Amendment to the Condominium Declaration for Eastridge Terrace Condominium Association, filed for record on July 21, 1983, and recorded on July 22, 1983, as Document No.198301437697, at Volume 83143, Page 0335 *et. seq.*, in the Deed Records of Dallas County, Texas; and
 - (iv) Third Amendment to the Condominium Declaration for Eastridge Terrace [Removal of swimming pool and right of first refusal], filed for record and recorded on February 26, 2020, as Document No. 202000054634, in the Official Public Records of Dallas County, Texas; and
 - (v) Fourth Amendment to the Condominium Declaration for Eastridge Terrace filed for record and recorded on September 25, 2020, as Document No. 202000262350, in the Official Public Records of Dallas County, Texas.
5. The name and mailing address of the person or entity managing the Association: Excel Management Group, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: maria.oakley@excelmgmtgroup.com
6. The contact information for resale certificate requests: Excel Management, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: collections@excelmgmt.org

7. The website address of the Association: <https://www.excelmgmt.org>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
- Resale Certificate: \$275.00 (if needed within less than 5 days from the date of the request then a rush fee of \$50.00 will be applied, totaling \$325.00)
 - Transfer Fee: \$125.00
9. Other information the Association considers appropriate:
- (i) The original By-Laws of Eastridge Terrace Condominium Association are Exhibit "K" to the Declaration, filed and recorded on November 5, 1975 as Document No. 197500389296, at Volume 75217, Page 1846 *et. seq.* in the Condominium Records of Dallas County, Texas; and
 - (ii) Certificate of Amendment and Restatement of the By-Laws of Eastridge Terrace Condominium Association (*the Amended and Restated By-Laws of Eastridge Terrace Condominium Association*), filed and recorded on March 29, 1990, as Document No. 199000624652, at Volume 90062, Page 1648 *et. seq.* in the Deed Records of Dallas County, Texas; and
 - (iii) Amended and Restated Schedule A Rules and Regulations to By-Laws of Eastridge Terrace Condominium Association (*recorded with the Restatement of the By-Laws*), filed and recorded on March 29, 1990, as Document No. 199000624652, at Volume 90062, Page 1648 *et. seq.* in the Deed Records of Dallas County, Texas; and
 - (iv) Certificate of Fourth Amendment and Restatement of the By-Laws of Eastridge Terrace Condominium Association, filed and recorded on April 29, 1992, as Document No. 199200843214, at Volume 92084, Page 1184 *et. seq.* in the Deed Records of Dallas County, Texas; and
 - (v) Notice of Filing of Dedicatory Instruments for Eastridge Terrace (with attached Covenant Enforcement and Fining Policy) filed of record and recorded on May 17, 2019, as Document No. 201900127644, in the Official Public Records, Dallas County, Texas; and
 - (vi) 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of Eastridge Terrace Homeowner's Association on the _____ day of _____, 2025.

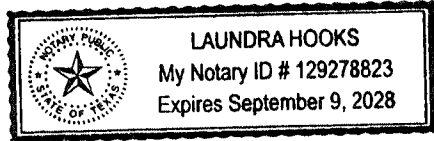
**EASTRIDGE TERRACE HOMEOWNER'S
ASSOCIATION**

By: 

Andrés Medina IV, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of September, 2025, by Andres Medina IV, President of Eastridge Terrace Homeowner's Association, a Texas property owners association, on behalf of said property owners association.



LAUNDRA Hooks
Notary Public in and for the State of Texas

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

Instrument Number: 202500188507

eRecording - Real Property

Recorded On: September 09, 2025 09:28 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500188507
Receipt Number: 20250908000837
Recorded Date/Time: September 09, 2025 09:28 AM
User: Tineka S
Station: Cc102

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