

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
5335 BENT TREE FOREST DRIVE CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of 5335 BENT TREE FOREST DRIVE CONDOMINIUMS., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, 5335 BENT TREE FOREST DRIVE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration and Master Deed, filed for record on September 9, 1981, and recorded on September 10, 1981, as Instrument No. 198101762436 of the Condominium Records of Dallas County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the condominium which is the subject of the Declaration is 5335 BENT TREE FOREST DRIVE CONDOMINIUMS.
2. **Name of the Association.** The name of the Association is 5335 BENT TREE FOREST DRIVE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.
3. **Location of the Condominium.** The condominium is located at 5335 Bent Tree Forest Drive, Dallas TX 75248.
4. **Recording Data for the Declaration.** The Declaration and Master Deed, recorded on September 10, 1981, as Instrument No. 198101762436, of the Condominium Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association or the Managing Agent of the**
MANAGEMENT CERTIFICATE

Association. The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is info@themacgroupco.com.

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Rush Fee	\$50.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**5335 BENT TREE FOREST DRIVE
CONDOMINIUMS HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation**

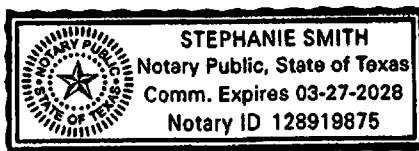
By: The MAC Group Management Co.
Its: Managing Agent

By: Lonna Blake
Lonna Blake
Its: Vice President

STATE OF TEXAS

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COUNTY OF DALLAS



This instrument was acknowledged before me on the 18 day of September 2025 by Laura Blau, the V.P. of The MAC Group Management Co., on behalf of 5335 BENT TREE FOREST DRIVE CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation.

Stephanie Smith
Notary Public, State of Texas

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

Instrument Number: 202500193952

eRecording - Real Property

Recorded On: September 15, 2025 02:52 PM

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: 202500193952
Receipt Number: 20250915000569
Recorded Date/Time: September 15, 2025 02:52 PM
User: Kimberly G
Station: CC144

Record and Return To:

CSC Global



**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