

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
BEACON HILL TOWNHOME ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF DALLAS §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Beacon Hill Townhome Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas.

1. The name of the community is Beacon Hill
2. The name of the association is Beacon Hill Townhome Association, Inc.
3. The location of the community is 3600 Bluesage Lane, Garland, TX 75040
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions for Beacon Hill

Recording Data

Document No. 20070241347, Real Property Records of Dallas County, Texas, July 5, 2007.

5. The name and mailing address of the association:

Beacon Hill Townhome Association, Inc.
c/o Advanced Association Management, Inc.
18208 Preston Road
Suite D-9349
Dallas, TX 75252

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00
Working Capital	\$500.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

Beacon Hill Townhome Association, Inc., a
Texas non-profit corporation

By:

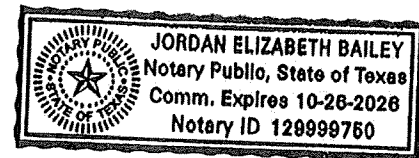
Nichole Nemandy

Its:

Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §



This instrument was acknowledged before me on the 18th day of November, 2022, by Nichole Nemandy, of Beacon Hill Townhome Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Jordan Bailey
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026

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

Instrument Number: 202300003325

eRecording - Real Property

Recorded On: January 05, 2023 04:17 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300003325
Receipt Number: 20230105000955
Recorded Date/Time: January 05, 2023 04:17 PM
User: Lynn G
Station: CC53

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