

CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE

for

GATHERINGS AT MERCER CROSSING RESIDENTIAL CONDOMINIUM COMMUNITY, INC.

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned, being the President (board position) of Gatherings at Mercer Crossing Residential Condominium Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Condominium: The name of the condominium is Gatherings at Mercer Crossing.
2. Name of the Association: The name of the Association is Gatherings at Mercer Crossing Residential Condominium Community, Inc.
3. Location of the Condominium: The condominium location is 1735 Wittington Place, Farmers Branch, TX 75234.
4. Recording Date for the Declaration*: The Association's Jurisdiction includes, but may not be limited to, the property subject to the Declaration of Condominiums recorded on or about March 29, 2019, Document No. 201900078750; Official Public Records of Dallas County, Texas, as amended from time to time, including (1) the First Amendment recorded on or about April 30, 2019 as document number 201900108195; (2) the Second Amendment recorded on or about July 30, 2019 as document number 201900197713; (3) the Third Amendment recorded on or about July 30, 2019 as document number 201900197714; (4) the Fourth Amendment recorded on or about September 26, 2019 as document number 201900258465; (5) the Fifth Amendment recorded on or about December 11, 2019 as document number 201900332816; (6) the Sixth Amendment record on or about December 16, 2019 as document number 201900337468; (7) the Seventh Amendment recorded on or about April 30, 2020 as document number 202000110688; (8) the Eighth Amendment recorded on or about August 25, 2020 as document number 202000229359; and (9) the Ninth Amendment recorded on or about March 3, 2022 as document number 202200060446 (collectively, The Declaration).
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Gatherings at Mercer Crossing Residential Condominium Community, Inc. c/o WRMC, 6565 N. MacArthur Blvd #420, Irving, TX 75039.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
WRMC
6565 N. MacArthur Blvd #420
Irving, TX 75039
855.435.4596

info4hoa@worthross.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.wrincinc.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 Package Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$375.00
Working Capital Contribution	4 Months Assessments
Reserve Contribution	4 Months Assessments
Utility Deposit	\$200.00

EXECUTED on this 23 day of October, 2025.

Gatherings at Mercer Crossing Residential
Condominium Community, Inc.

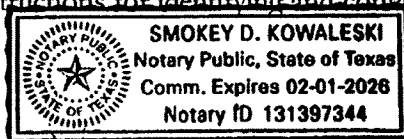
By: [Signature]

Printed: Timothy Ramsey

Its: President, Board of Directors

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

STATE OF TEXAS §
COUNTY OF DALLAS §



BEFORE ME, the undersigned notary public, on this 23 day of October, 2025 personally appeared Timothy Ramsey (name), President (board position) of Gatherings at Mercer Crossing Residential Condominium Community, Inc., known to me to be

the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

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

Instrument Number: 202500227878

eRecording - Real Property

Recorded On: October 28, 2025 03:36 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: 202500227878
Receipt Number: 20251028000791
Recorded Date/Time: October 28, 2025 03:36 PM
User: Vickey J
Station: Cc131

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", located to the right of the printed name and title.