

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
PARK TOWERS CONDOMINIUM ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
   §  
COUNTIES OF DALLAS       §

The undersigned, being an Officer of Park Towers Condominium Association, Inc. a non-profit corporation 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 Condominium: Park Towers.
2. Name of Association: Park Towers Condominium Association, Inc.
3. Location of the Condominium and Recording Data for the Condominium:
  - a. Park Towers, 3310 Fairmount St., Dallas, TX 75201.
  - b. Park Towers is an addition to the city of Dallas in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as: Document No. 198802517425, Exhibit B, Pages 27 through 48, on December 29<sup>th</sup>, 1988.
4. Recording Data for the Condominium Declaration:
  - a. Units in Park Towers are subject to the Declarations for Park Towers, recorded on December 29<sup>th</sup>, 1988 as Document 198802517425, Real Property Records, Dallas County Texas as amended or supplemented from time to time as:
    - i. First Amendment: Document 199402365967, recorded on December 8<sup>th</sup>, 1994.
    - ii. Second Amendment: Document 199500768633, recorded on April 18<sup>th</sup>, 1995.
    - iii. Third Amendment: Document 199900792282, recorded on November 2<sup>nd</sup>, 1999.
    - iv. Fourth Amendment: Document 199900811933, recorded on November 19<sup>th</sup>, 1999.
    - v. Fifth Amendment: Document 200101255377, recorded on January 12<sup>th</sup>, 2001.
    - vi. Sixth Amendment: Document 200302185472, recorded on February 6<sup>th</sup>, 2003.
    - vii. Seventh Amendment: Document 200402869618, recorded on May 4<sup>th</sup>, 2004.
    - viii. Eighth Amendment: Document 200402920400, recorded on June 8<sup>th</sup>, 2004.
    - ix. Ninth Amendment: Document 201200185484, recorded on June 28<sup>th</sup>, 2012
    - x. Tenth Amendment: Document 201500087013, recorded on April 8<sup>th</sup>, 2015
    - xi. Eleventh Amendment: Document 201500087043, recorded on April 8<sup>th</sup>, 2015
    - xii. Twelfth Amendment: Document 201600276433, recorded on October 3<sup>rd</sup>, 2016
5. Name and Mailing Address of the Association is: Park Towers Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

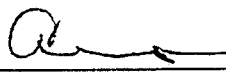
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Park Towers Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website may be found at:  
<http://www.parktowerscondominiumsresidents.com>.
10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

Executed on this the 18<sup>th</sup> day of DECEMBER 2024.

Park Towers Condominium Association, Inc., a Texas non-profit corporation

By:

  
\_\_\_\_\_, Officer

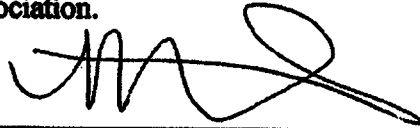
THE STATE OF TEXAS

COUNTY OF DALLAS

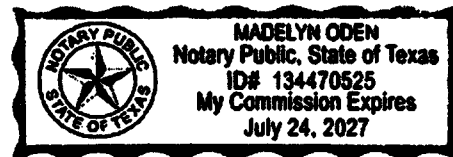
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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 18<sup>th</sup> day of December 2024 personally appeared Chris DAVID Harsdorff, Officer of Park Towers Condominium Association, 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 and on behalf of the Association.



Notary Public in and for the State of Texas



E-RECORDED BY:

**BSG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

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

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**Instrument Number:** 202400256821

eRecording - Real Property

**Recorded On:** December 19, 2024 01:43 PM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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:** 202400256821  
**Receipt Number:** 20241218000874  
**Recorded Date/Time:** December 19, 2024 01:43 PM  
**User:** Hilga R  
**Station:** CC132.dal.ccdc

**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