## ONE STEPPINGTON PLACE ASSOCIATION

### MANAGEMENT CERTIFICATE

STATE OF TEXAS \$ KNOWN ALL MEN BY THESE PRESENTS: COUNTY OF DALLAS \$

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 One Steppington Place Association.

- 1. The name of the Condominium is: One Steppington Place.
- 2. The name of the Association is: One Steppington Place Association.
- 3. The location of the Condominium is: The address for the development is 10650 Steppington Dr, Dallas, Texas 75230.
- 4. The recording data for the Declaration and any amendments to the Declaration is as follows:
  - (i) Declaration and Master Deed One Steppington Place Condominium, filed of record on March 9, 1979, at Instrument No. 197900482612, Volume 79048, Page 0308 et seq., Condominium Records, Dallas County, Texas.
- 5. The mailing address of the Association: c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste 140, Dallas, Texas 75248.
- 6. The name and mailing address of the management company: MAC Group Management Co., 17130 Dallas Pkwy, Ste 140, Dallas, Texas 75248, Telephone Number: 469-939-4928, Email Address: info@themacgroupco.com
- 7. The website address of the Association on which the Association's dedicatory instruments are available:
- 8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Certificate: \$350.00

- Rush Fee: \$50.00 - Transfer Fee: \$200.00

- 9. The contact information for resale certificate requests: Requests for Resale Certificates can be made by visiting to and additional documents may be purchased.
- 10. Other information the Association considers appropriate: 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.

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## Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202500206060

eRecording - Real Property

Recorded On: October 01, 2025 09:06 AM Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

#### \*\*\*\*\*\*\* 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: Record and Return To:

Document Number: 202500206060 Simplifile

Receipt Number: 20250930000679

Recorded Date/Time: October 01, 2025 09:06 AM

User: Sebastian O Station: Cc145



# 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