

**MANAGEMENT CERTIFICATE
OF
NORTHSIDE PLACE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Northside Place Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Northside Place.
2. The name of the Association: Northside Place Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Northside Place, recorded under Document No. 202400172723, Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Northside Place Residential Community, Inc., Neighborhood Management Inc., 5421 Basswood Blvd., Suite 710, Fort Worth, TX, 76137.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Northside Place Residential Community, Inc. c/o Neighborhood Management Inc.
Mailing Address:	5421 Basswood Blvd., Suite 710, Fort Worth, TX, 76137
Attn:	Amber Sluder
Telephone Number:	(972) 359-1578
Email Address:	asluder@nmitx.com

7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment – \$300.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Dallas County, Texas.

**NORTHSIDE PLACE RESIDENTIAL COMMUNITY,
INC.,**
a Texas nonprofit corporation

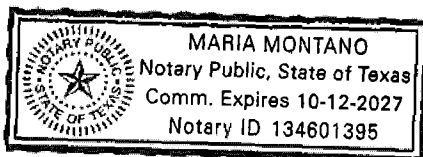
By: *Michael Smith*
Printed Name: Michael Smith
Title: DUP Land Acq.

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 26th day of August,
2024, by Michael Smith, DUP Land Acq. of
NORTHSIDE PLACE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on
behalf of said nonprofit corporation.

(SEAL)

Maria Montano
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Northside Place, recorded under Document No. 202400172723, Official Public Records of Dallas County, Texas, as the same may be amended from time to time.
2. Northside Place Community Manual, recorded under Document No. 202400173557, Official Public Records of Dallas County, Texas, as same may be amended and supplemented from time to time.
3. Northside Place Adoption of Working Capital Assessment, recorded under Document No. 202400173511, Official Public Records of Dallas County, Texas.

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

Instrument Number: 202400174397

eRecording - Real Property

Recorded On: August 29, 2024 08:27 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202400174397
Receipt Number: 20240828000754
Recorded Date/Time: August 29, 2024 08:27 AM
User: Pamela G
Station: CC149

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 of John F. Warren.