

**MANAGEMENT CERTIFICATE  
FOR  
Paradiso Homeowners Association**

**STATE OF TEXAS**

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**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF DALLAS**

This Management Certificate is executed by Paradiso Homeowners Association, a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

**1. Name of the Condominium:**

The name of the condominium is Paradiso Condominiums.

**2. Name of the Association:**

The name of the homeowners association is Paradiso Homeowners Association.

**3. The location of the Condominium is:**

Phase 1, All of LOT 5, BLOCK A/7293 of the REGENT SQUARE ADDITION, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 94185, Page 3566, Real Property Records, Dallas County, Texas. Phase 2 and 3, Cambridge Place, being all of Lot 4, Block A/7293 of the LC. Deal Addition No. 2, an addition to the City of Dallas, Texas, according to the revised plat thereof recorded in Volume 135, Page 1853, Map Records, Dallas County, Texas. LeCustom House, being all of Lot 5, Block A/7294 of the L.C. Deal Addition No. 1, an addition to the City of Dallas, Texas, according to the revised plat thereof recorded in Volume 129, Page 2673, Map Records, Dallas County, Texas.

**4. Recording Data for the Association:**

A Condominium Declaration and Master Deed, filed of record on April 22, 2004, and recorded as Instrument No.2854329, at Volume 078, Page 00076 et seq., of the Condominium Records of Dallas County, Texas.

**5. Name and Contact Information of the Association's Management Company and Designated Representative:**

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to [team@fletcher-cp.com](mailto:team@fletcher-cp.com). Additional information regarding management services is available on the website at [www.fletcher-cp.com](http://www.fletcher-cp.com).

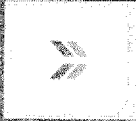
**6. Name and Mailing Address of the Association:**

The mailing address for the Association is:

Paradiso Homeowners Association  
c/o Fletcher Community Partners, LLC  
8140 Walnut Hill Lane, Suite 530  
Dallas, Texas 75231

**7. Property Transfer Fee(s) Charged by the Association:**

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375



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- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

**8. Restrictions and Enforcement:**

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: [www.fletcher-cp.com](http://www.fletcher-cp.com), select "Homeowner Login" on the top right, and enter your account credentials,

**9. Filing of Certificate:**

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

**Authorized Signatory for the Homeowners Association:**

By: William F. Crawford, Fletcher Community Partners, LLC, President  
Managing Agent for Paradiso Homeowners Association, Duly Authorized Agent

This certificate is executed and signed on this April 30, 2025.

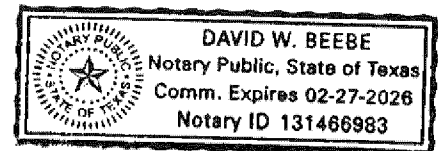
**Acknowledgement**

State of Texas  
County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 30, 2025.

David Beebe  
Notary Public in and for the State of Texas



My Commission Expires: Date 2-27-26

**AFTER RECORDING PLEASE RETURN TO:**  
Fletcher Community Partners, LLC  
8140 Walnut Hill Lane, Suite 530  
Dallas, Texas 75231

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

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**Instrument Number:** 202500090509

eRecording - Real Property

Recorded On: May 02, 2025 09:22 AM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 202500090509

Receipt Number: 20250501001100

Recorded Date/Time: May 02, 2025 09:22 AM

User: Leroy C

Station: Cc127

**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