

**MANAGEMENT CERTIFICATE**

1. Name of Subdivision: Villa Serena Condominiums
2. Name of Association: Villa Serena Condominium Association
3. Subdivision Recording Data: The plat of the Subdivision is recorded in Volume 1240, Page 1691, Real Property Records, El Paso County, Texas
4. Recording Data for Declaration and any amendments to the Declaration: The Declaration of Covenants, Conditions and Restrictions for the Subdivision is recorded in Volume 1240, Page 1691; the Amended Declaration is recorded in Volume 1284, Page 1192; and the Corrected Declaration is recorded in Volume 1294, Page 527, Real Property Records of El Paso County, Texas
5. Mailing Address of Association: Villa Serena  
c/o DANA Properties Inc.  
600 Sunland Park Drive #1-400  
El Paso, Texas, 79912
6. Association's Designated Representative: Sheldon Wheeler  
DANA Properties Inc.  
600 Sunland Park Drive #1-400  
El Paso, Texas, 79912  
(915) 581-0900  
sheldon@danaproperties.com
7. Internet Website on which the Association's documents are available: [http://www.danaproperties.com/danaprop/document\\_category.asp?cat\\_id=54&name=Villa+Serena](http://www.danaproperties.com/danaprop/document_category.asp?cat_id=54&name=Villa+Serena)
8. The Association charges a fee of \$200 relating to a property transfer within the Subdivision and there is a charge of \$200 for any resale certificate that may be requested.
9. Each owner of property within the Subdivision is required to pay to the Association on a regular basis an assessment that is designated for use by the Association for the benefit of the Association.
10. The Declaration allows for foreclosure of the Association's lien for failure to pay assessments.

Villa Serena Condominium Association

By:   
Sheldon Wheeler, Association Manager

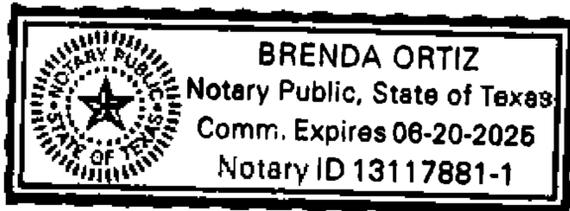
STATE OF TEXAS

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COUNTY OF EL PASO

This instrument was acknowledged before me on this 14 day of March, 2025, by Sheldon Wheeler, President of DANA Properties Inc., managing agent of Villa Serena Condominium Association, a Texas non-profit corporation, on behalf of the entity.

  
Notary in and for the State of Texas



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#Pages 2 #NFPages 1  
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Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$29.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped  
hereon by me and was duly recorded by document number in the Recording  
Division of Real Property in El Paso County.



*Delia Briones*

EL PASO COUNTY, TEXAS