MANAGEMENT CERTIFICATE FOR
THE 4703 MUNGER AVENUE CONDOMINIUM ASSOCIATION, INC.

STATE OF TEXAS §

COUNTY OF DALLAS §

I, Casey Gunther, President of the 4703 Munger Avenue Condominium Association, Inc. (hereafter referred to as "Association"), a Texas non-profit corporation, submit the following Management Certificate.

1. Name of Condominium: 4703 Munger Condominiums

2. Name of Association: 4703 Munger Avenue Condominium Owners' Association, Inc.

3. Location of the Condominium: 4703 Munger Avenue, Dallas, Dallas County, Texas 75204.

4. Recording Data for the Subdivision:
(all references are to the Deed Records of Dallas County, Texas)

Lot 29A, Block C/653, High Ground on Munger Addition, an addition to the City of Dallas, Texas according to the map or plat thereof recorded as 202100264609, being a replat of part of Lot 29 and all of Lot 30, Block C/653, Fakes Park Place, recorded in Volume 1, Page 106, Map Records, Dallas County, Texas, and the subject of the Special Warranty Deed recorded as Instrument No. 202000154443, Deed Records of Dallas County, Texas.

5. Recording Data for the Dedicatory Instruments:
(all references are to the Deed Records of Dallas County, Texas)

"Declaration Of Covenants, Conditions, Restrictions, And Easements For The 4703 Munger Condominiums" recorded as Document Number 2021-202100290494.

"Open Records Production Policy And Records Retention Policy for the 4703 Munger Avenue Condominium Association, Inc." recorded as Document Number 2021-202100375386.

6. Name and Mailing Address of the Association:
4703 Munger Avenue Condominium Association, Inc.
c/o Mustang Realty Group
6060 N Central Expressway, # 560
Dallas, TX 75206

7. Name and Mailing Address of the Person or Entity Managing the Association:
Mustang Realty Group
6060 N Central Expressway, # 560
Dallas, TX 75206

8. Other Information the Association Considers Appropriate: None

Note: This Management Certificate does not claim to identify all publically recorded documents of the Association.

CERTIFICATION

"I, the undersigned, being the President of the 4703 Munger Avenue Condominium Association, Inc. hereby certifies this Management Certificate effective as of September 1, 2021."

4703 Munger Avenue Condominium Association, Inc., a Texas nonprofit corporation,

Casey Gunther, President

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on December 21, 2021, by Casey Gunther, President, of the 4703 Munger Avenue Condominium Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Notary Public, State of Texas

MICHELLE JOANNE LAINSON
Notary ID #10216562
My Commission Expires
May 27, 2024

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202200003534

eRecording - Real Property

Recorded On: January 05, 2022 04:00 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** **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:	202200003534
Receipt Number:	20220105000733
Recorded Date/Time:	January 05, 2022 04:00 PM
User:	Lynn G
Station:	CC53

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