

**EXHIBITS & ATTACHMENTS TO**  
**RESALE CERTIFICATE**  
**(Chapter 207, Texas Property Code)**

**FOR THE FIJI TOWNHOMES**

**LOCATED IN THE SPHINX AT FIJI, PHASE  
TWO ADDITION**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**Exhibit "A" – Restrictions**

**Exhibit "B" – Rules & Regulations**

**Exhibit "C" – Bylaws & Organizational Docs**

**Exhibit "D" – Current Balance Sheet**

**Exhibit "E" – Current Operating Budget**

**Exhibit "F" – Certificate of Insurance**

**Exhibit "G" – Governmental Notices**

**EXHIBIT "A" - Restrictions**

The Restrictions generally affecting the Townhomes Lots (including the Areas of Common Responsibility) in the SPHINX AT FIJI, PHASE TWO ADDITION, and in addition documents specifically affecting the Subject Property are described and set forth in the following recorded instruments and documents:

<b>Item</b>	<b>Description</b>	<b>Document No.</b>
1.	Plat	No.: 201300187389
2.	Management Certificate	No.: 201600297381
3.	Declaration of Covenants, Conditions & Rest.	No.: 201600285390
4.	Deed To HOA – Common Area Lots Deed To HOA – Streets & Alleys	No.: 201500180953 No.: 201600269037
5.	DART Right of Reversion, and Perpetual Noise & Vibration Easement	No.: 200900068722, Amended By: No.: 200900358768, Corrected By: No.: 201000060625, Extended By: No.: 201600111357
6.	City Common Area Maintenance Agreement	No.: 201000179768
7.	City of Dallas – Amended & Restated Rest.	No.: 201400209601; Applies only to Lots 1-3, Bk. D, Lots 13-21, Bk. E
8.	City of Dallas – Cond. Grant Ag. - Dec 9, 2015 City of Dallas – Deed of Trust City Agreement - Subordination City Agreement – Release of Right of Reversion	Not Recorded, Affects 49 Lots No.: 201500341698 No.: 201600111355 No.: 201600111356

**Note:** Document Nos. and Volume & Page Nos. refer to documents recorded in the Office of the County Clerk in the Official Public Records, or Deed Records, or Plat Records of Dallas County, Texas.



201600297381  
CT 1/3

**MANAGEMENT CERTIFICATE  
FOR  
FIJI PROPERTY OWNERS ASSOCIATION, INC.**

Pursuant to Section 209.004 of the Texas Property Code, I, Jay O. Oji, the Incumbent President of the **FIJI PROPERTY OWNERS ASSOCIATION**, a Texas Non-profit Corporation (the "Association"), hereby certifies as to the following information with respect to that certain townhome development commonly called "**FIJI TOWNHOMES**", and the Real Property located in the City of Dallas, Dallas County, Texas:

1. Name of Property Owners Association: **FIJI PROPERTY OWNERS ASSOCIATION, INC.  
A Texas Non-profit Corporation**

2. Recording Data for Association: **Certificate of Formation filed with the Texas Secretary of State bearing File No.: 0801382665 Dated: February 11, 2011; and amended by Certificate of Amendment filed October 4, 2016**

3. Name of Subdivision and Recording Data: **SPHINX AT FIJI, PHASE TWO ADDITION, Plat Recorded in the Official Public Records of Dallas County, Texas, June 14, 2013, bearing Clerk's Document No.: 201300187380, the Property more Particularly Described in the Hereto Attached Exhibit "A" Made a Part Hereof for All Purposes**

4. Adopted Declaration and: **DECLARATION OF COVENANTS, Recording Data: CONDITIONS AND RESTRICTIONS FOR FIJI PROPERTY OWNERS OF SPHINX AT FIJI PHASE TWO ADDITION, the "Declaration" Recorded in the Official Public Records of Dallas County, Texas, and bearing Clerk's Document No.: 201600285390**

5. Association Contact & Mailing Address: **Attention: JOSEPH AGUMADU, Vice-President 3030 LBJ Freeway, Suite 1350, Dallas, Texas 75234**

Signed this 21<sup>st</sup> day of October, 2016. **FIJI PROPERTY OWNERS ASSOCIATION, INC.  
A Texas Non-profit Corporation:**

Attested To, and Certified:  
By: Joseph Agumadu  
Joseph Agumadu

By: Jay Oji  
Jay Oji, Its President

THE STATE OF TEXAS \*  
COUNTY OF DALLAS \*

This instrument was acknowledged before me on the 21<sup>st</sup> day of October, 2016, by JAY OJI, as President of the **FIJI PROPERTY OWNERS ASSOCIATION, INC.**, a Texas Non-profit corporation, on behalf of said Non-profit Corporation and in the capacity stated.



Alice Wise  
Notary Public - State of Texas

**EXHIBIT "A" TO MANAGEMENT CERTIFICATE**

**Legal Property Description of  
SPHINX AT FIJI, PHASE TWO ADDITION**

BEING all that certain Real Property consisting of 6.031 Acres of land situated in the WILLIAM S. BEATTY SURVEY, ABSTRACT NO. 57, in the City of Dallas, Dallas County, Texas, which said 6.031 Acres of land is more particularly shown and described by Plat designated as SPHINX AT FIJI, PHASE TWO ADDITION, an addition to the City of Dallas, Dallas County, Texas, which Plat was recorded on June 14, 2013 as Document No. 201300187389, in the Official Map Records of Dallas County, Texas; and comprised of the following:

**PART A – Interests in Land &/or Lots Owned By SDC COMPTON HOUSING, L.P.:**

Being Lots 1 Thru 23, in Block D/5914; and  
Being Lots 1 Thru 26, in Block E/5914, in SPHINX AT FIJI, PHASE TWO ADDITION; and

That are described in the Deeds dated Effective as of January 1, 2014, to SDC COMPTON HOUSING, L.P. as Grantee recorded as Document No. 201400138095, and Document No. 201500180952, and Document No. 201600075535, in the Official Public Records of Dallas County, Texas; and

**PART B – Interests in Land &/or Lots Owned By FIJI PROPERTY OWNERS ASSOCIATION, INC.:**

- (1) Being 17 Common Area Lots as follows:
- (a) Eight (8) Common Area Lots called Lots A Thru H; and
  - (b) Five (5) Common Area Lots called Lots J Thru N; and
  - (c) Four (4) Common Area Lots called Lots P Thru S; and

All 17 Tracts and Lots out of Blocks D/5914 and E/5914, in SPHINX AT FIJI, PHASE TWO ADDITION; and that are described in the Deed dated Effective as of January 1, 2014, to FIJI PROPERTY OWNERS ASSOCIATION, INC. as Grantee recorded as Document No. 201500180953, in the Official Public Records of Dallas County, Texas; and

- (2) Being Interest in Any "To Be Abandoned Streets and Alleys" in the SPHINX AT FIJI, PHASE TWO ADDITION; and

That are described in the Deed dated Effective as of January 2, 2016, to FIJI PROPERTY OWNERS ASSOCIATION, INC., as Grantee recorded as Document No. 201600269037, in the Official Public Records of Dallas County, Texas.

Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
12/21/2016 02:53:50 PM  
\$38.00



*JFW*

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