

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 16912

ERecordings-RP

CERTIFICATE

Recorded On: February 20, 2025 08:35 AM

Number of Pages: 3

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

Total Recording: \$64.00

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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: 16912  
Receipt Number: 20250219000690  
Recorded Date/Time: February 20, 2025 08:35 AM  
User: Lisa H  
Station: Station 41

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:  
Wolf Court Owners Association

1. **Name of the Subdivision:** Waterford Park
2. **Name of the Association:** Waterford Park Homeowners Association
3. **Recording data for the Subdivision:**

Waterford Park, Phase 1, according to the plat recorded in Document no. 96-R0012862, Volume M, Page 16, Waterford Park, Phase 1A, according to the plat recorded in Document no. 96-R0012861, Volume M, Page 15, Waterford Park, Phase 2, according to the plat recorded in Document no. 082516, Volume 4172, Page 522, Waterford Park, Phase 3, according to the replat recorded in Document no. 2013-114, Official Public Records of Denton County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in 2013-71126, 2004-45886, 2003-R0030490, 96-12863, 064116, 1474, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Waterford Park Homeowners Association, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

**Goodwin & Company**  
PO Box 203310, Austin, TX  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

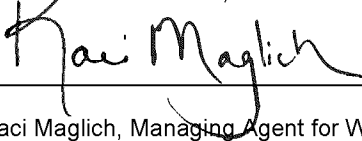
7. **Website address where all dedicatory instruments can be found:**

<https://dwad.sites.townsq.io/> or [www.goodwintx.com](http://www.goodwintx.com) , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

HOA Transfer: \$185  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer Fee: \$340

This management certificate is filed of record in Denton County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Waterford Park Homeowners Association,  
Duly Authorized Agent  
Signed: January 7, 2025

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**  
PO Box 203310  
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF DENTON

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This instrument was signed before me on 1/7/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas

