

- - - 24 - 0378

VOL 407 PAGE 358

Janice Roberts, County Clerk  
DELTA COUNTY, TEXAS

APR 24 2024

FILED FOR RECORD  
AT 11:24 AM  
BH

**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:

- 1. **Name of the Subdivision:** Pecan Creek Ranch
- 2. **Name of the Association:** Pecan Creek Ranch Property Owners' Association, Inc.
- 3. **Recording data for the Subdivision:**

Pecan Creek Ranch, according to the plat recorded in Instrument no. 22-0373, Volume 390, Pages 586-588, Official Public Records of Delta County, Texas.

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

Documents recorded in Instrument no. 22-0449, Official Public Records of Delta County, Texas.

- 5. **Name and mailing address of the Association:** Pecan Creek Ranch Property Owners' Association, Inc., 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)

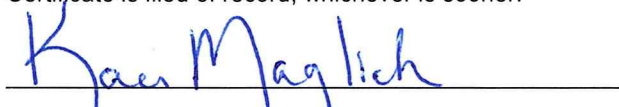
- 7. **Website address where all dedicatory instruments can be found:**

<https://dpcp.sites.townsq.io/0> 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:**

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: \$275

This management certificate is filed of record in Delta 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 Pecan Creek Ranch Property Owners' Association, Inc., Duly Authorized Agent  
Signed: April 9, 2024

**AFTER RECORDING RETURN TO:**  
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

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STATE OF TEXAS

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COUNTY OF DELTA

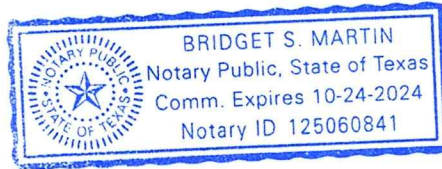
This instrument was signed before me on April 9, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



STATE OF TEXAS COUNTY OF DELTA  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Delta County, Texas as stamped hereon by me.



APR 24 2024

JANICE ROBERTS  
COUNTY CLERK, Delta County, Texas

Official Receipt(Original) Printed on 04/24/2024 at 11:26 am

JANICE ROBERTS  
DELTA COUNTY CLERK  
200 W. DALLAS AVE.  
COOPER, TEXAS 75432



Receipt Number : 59710  
Date Paid : 4/24/2024 11:31:21AM  
User: BHOLLON

Paid Amount :30.00

Payment Type:Check Payment

Check No :25103

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
<b>Instrument : 24-0378</b>		<b>Inst Type:CERTIFICATE</b>	<b>Book:407</b>	<b>Page:358</b>
COPIES	OT	1.00	1.00	0.00
OPR REC	CL	9.00	9.00	0.00
PRESER	CL	10.00	10.00	0.00
REC MAN	CL	10.00	10.00	0.00
Totals		30.00	30.00	0.00

Paid By : GOODWIN & COMPANY

Payment Remarks :

Original Balance : 30.00  
Amount Paid : 30.00  
Amount Applied : 30.00  
Amount Unapplied 0.00

Received By : \_\_\_\_\_

Pecan Creek Ranch Property Owners Association, Inc 4/17/2024

Chk#: 25103 \$30.00

Western Alliance Bank

Delta County Clerk

Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	<u>30.00</u>	-041724	4/17/2024	Management Certificate Recording
	30.00			

Pecan Creek Ranch Property Owners Association, Inc 4/17/2024

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