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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:** North Grove
2. **Name of the Association:** North Grove Residential Association, Inc.
3. **Recording data for the Subdivision:**

North Grove, The Cove Phase 1, according to the plat recorded in the document 1606800, North Grove The Cove, Phase 2, according to the plat recorded in the document 1823651, North Grove The Cove, Phase 3, according to the plat recorded in the document 1920367, North Grove The Haven, Phase 1, according to the plat recorded in the document 1933438, North Grove The Haven, Phase 2, according to the plat recorded in the document 2128962, North Grove The Enclave, Phase 1, according to the plat recorded in the document 2025431, North Grove The Enclave, Phase 2, according to the plat recorded in the document 2025432, Official Public Records of Ellis County, Texas.

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

Documents 1816169, 1617054, 1606634, 1606631, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** North Grove Residential 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

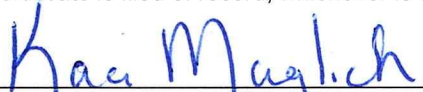
7. **Website address where all dedicatory instruments can be found:**

<https://dngr.sites.townsq.io/> or 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:**

Working Capital: \$350
Community Enhancement Fee: Multiply Sales Price by .001
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
Amenity Deactivation Fee: \$20

This management certificate is filed of record in Ellis 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 North Grove Residential Association, Inc.,
Duly Authorized Agent
Signed: October 14, 2024

AFTER RECORDING RETURN TO:

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2434426 FILING DATE/TIME: OCT 28, 2024 AT 01:33:00 PM

STATE OF TEXAS

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COUNTY OF ELLIS

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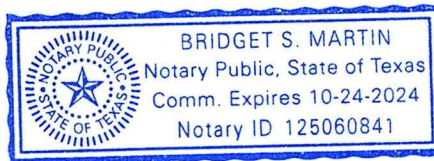
This instrument was signed before me on October 14, 2024 and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget S. Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2434426
on Oct 28, 2024 at 01:33:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hupha Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS