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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:** Estates of Palmer Homeowners Association
2. **Name of the Association:** Estates of Palmer Homeowners Association
3. **Recording data for the Subdivision:**

Estates of Palmer, according to the plat recorded in Instrument no. 2129976, Official Public Records of Ellis County, Texas.

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

Documents recorded in Instrument no. 2302610, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Estates of Palmer 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)

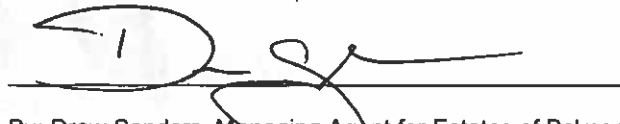
7. **Website address where all dedicatory instruments can be found:**

[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 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: Drew Sanders, Managing Agent for Estates of Palmer Homeowners Associations, Duly Authorized Agent  
Signed: September 15, 2023

### **AFTER RECORDING RETURN TO:**

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

FILED FOR RECORD - ELLIS COUNTY TEXAS  
INST NO. 2333125 FILING DATE/TIME: Nov 07, 2023 at 09:31:00 AM

STATE OF TEXAS

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COUNTY OF ELLIS

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This instrument was signed before me on September 19, 2023 and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024

