

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 26679

ERecordings-RP

MISCELLANEOUS

Recorded On: March 17, 2025 10:54 AM

Number of Pages: 3

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

Total Recording: \$33.00

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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: 26679  
Receipt Number: 20250317000047  
Recorded Date/Time: March 17, 2025 10:54 AM  
User: Debra B  
Station: Station 40

**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:

1. **Name of the Subdivision:** Hardeman Estates

2. **Name of the Association:** Hardeman Estates Homeowners' Association, Inc.

3. **Recording data for the Subdivision:**

Hardeman Estates, Phase 1, according to the plat recorded in document 2002-R0065281, Official Public Records of Denton County, Texas.

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

Documents 2016-15155, 2004-90760, 105769, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Hardeman Estates Homeowners' 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://dhar.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:**

Working Capital - Equal To 1 Annual Assessment: \$217.35  
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 Fees: \$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 Hardeman Estates Homeowners' Association, Inc., Duly Authorized Agent  
Signed: March 10, 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 March 10, 2025 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: 10/24/2028

