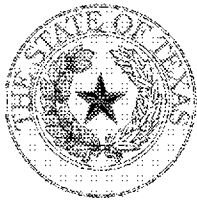


**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0006612

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 03/05/2025 at 02:56 PM Document Number: <u>2025-0006612</u> Receipt No: <u>25-5986</u> Amount: \$ <u>29.00</u> Vol/Pg: <u>V:8882 P:37</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Cortney Morris, Deputy

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.

Record and Return To:

ARCHER NOW, LLC.
12001 OAK KNOLL DR STE 100
AUSTIN, TX 78759-2305



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:** Diamond Creek Homeowners Association, Inc.

2. **Name of the Association:** Diamond Creek Homeowners' Association, Inc.

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

Diamond Creek, Phase 1 Final Plat, according to the plat recorded in Volume 2442, Page 285, Official Public Records of Kaufman County, Texas.

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

Document recorded in Instrument No. 00015033 in Volume 2458, Page 262, and Instrument No. 00025613 in Volume 2768 Page 619, and Document no. 00009163, Official Public Records of Kaufman County, Texas.

5. **Name and mailing address of the Association:** Diamond Creek 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

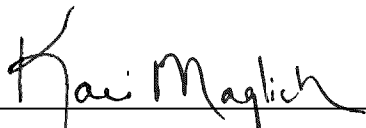
7. **Website address where all dedicatory instruments can be found:**

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

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
Access Deactivation Fee: \$20

This management certificate is filed of record in Kaufman 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 Diamond Creek Homeowners' Association, Inc., Duly Authorized Agent
Signed: March 4, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was signed before me on 3/4/25, 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

