

## **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
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](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 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: Drew Sanders, Managing Agent for Diamond Creek Homeowners Association, Inc., Duly Authorized Agent  
Signed: March 15, 2023

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

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

STATE OF TEXAS

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COUNTY OF KAUFMAN

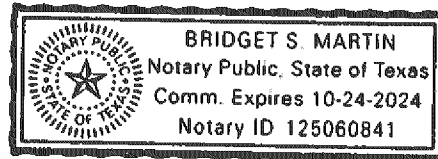
This instrument was signed before me on March 15, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000029069

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 21, 2023 11:57 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 2023000029069  
Receipt Number: 20230321000271  
Recorded Date/Time: March 21, 2023 11:57 AM  
User: Angela M  
Station: Workstation cck163

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:33 PM CDT

Package: DICH - Diamond Creek - Management Certificate - FEA7F73B-1B8F-457B-4642-35DD0BF29043

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Collin County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Diamond Creek	Other	3	Recorded	E 2023000029069	Tue 03/21/2023 11:57 AM CDT	30.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DICH - Diamond Creek HOA (Forney) (ACH *****3833)	30.00
Submission Fees	DICH - Diamond Creek HOA (Forney) (ACH *****3833)	4.25
Sales Taxes	DICH - Diamond Creek HOA (Forney) (ACH *****3833)	0.29
Total Fees:		34.54

Questions Contact:

Simplifile Support 800.460.5657, option 3  
5072 North 300 West  
Provo, UT 84604