

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 136809

ERecordings-RP

CERTIFICATE

Recorded On: December 18, 2024 08:19 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: 136809  
Receipt Number: 20241218000007  
Recorded Date/Time: December 18, 2024 08:19 AM  
User: Kraig T  
Station: Station 21

**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:** Aubrey Creek Estates
2. **Name of the Association:** Aubrey Creek Estates Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Aubrey Creek Estates, Phase 1, according to the plat recorded in the document no. 2018106723 and Final plat recorded in document no. 2020-134 and correction recorded in 20200610000762 and 2020-79373, Aubrey Creek Estates, Phase 2, according to the plat recorded in the document no. 20220126000511, Official Public Records of Denton County, Texas.

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

Documents 141886, 28580, Official Public Records of Denton County, Texas.

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

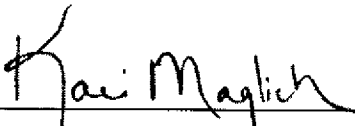
7. **Website address where all dedicatory instruments can be found:**

<https://dace.sites.townsq.io/> 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:**

Reserve Fund Contribution: \$200  
Working Capital: \$300  
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 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 Aubrey Creek Estates Homeowners Association, Inc., Duly Authorized Agent  
Signed: December 12, 2024

**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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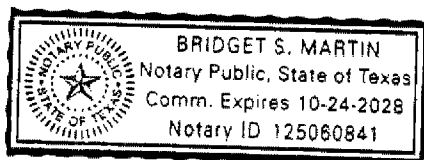
This instrument was signed before me on December 12, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Package Summary Recording Report

Report generated: Wed, 18 Dec 2024 06:23 PM CST

Package: DACE-Aubrey Creek Estates-ManagementCertificate - DEA40E83-4D38-2671-1B3E-0031FBC7595E  
Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)  
Recipient: Denton County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
DACE-Aubrey Creek Estates-ManagementCertificate	Other	3	Recorded	E 136809	Wed 12/18/2024 08:19 AM CST	33.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	33.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		37.53

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