

**Denton County
Juli Luke
County Clerk**

Instrument Number: 121825

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: October 29, 2025 01:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 121825
Receipt Number: 20251029000331
Recorded Date/Time: October 29, 2025 01:16 PM
User: Calinda B
Station: Station 20

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:** Hillstone Point
2. **Name of the Association:** Hillstone Point Homeowners Association Inc.
3. **Recording data for the Subdivision:**
 1. Hillstone Point Phase 1A, 2, & 3, according to the map or plat recorded in Document no. 2019-307, Official Public Records of Denton County, Texas.
 2. Hillstone Pointe West Phase 2, according to the map or plat recorded in Document no. 2017-514, Official Public Records of Denton County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
 1. Declaration of Covenants, Conditions and Restrictions for Hillstone Pointe, recorded in Document no. 67480;
 2. Notice of Filing of Dedicatory Instrument for Hillstone Point Homeowners Association, Inc., recorded in Document no. 125583, Official Public Records of Denton County, Texas.
5. **Name and mailing address of the Association:** Hillstone Point 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@goodwin-co.com

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

<https://dhstp.sites.townsq.io/> or <https://goodwin-co.com/> , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Acquisition Assessment: \$250
Phase 2 Street Maintenance Fund Contribution: \$200
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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Hillstone Point Homeowners Association
Inc., Duly Authorized Agent
Signed: October 21, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DENTON

This instrument was signed before me on October 21, 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

