

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:** Parks of Coppell Section One
2. **Name of the Association:** Parks of Coppell Section One Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Parks of Coppell, according to the plat recorded in Volume 76188, Page 2355 and Abstracts 629 and 1327, Official Public Records of Dallas County, Texas.

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

Document located in Volume 93202, Page 1795, Official Public Records of Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Parks of Coppell Section One 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:**

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 Dallas 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 Parks of Coppell Section One Homeowners Association, Inc., Duly Authorized Agent
Signed: May 19, 2022

AFTER RECORDING RETURN TO: Goodwin & Company PO Box 203310 Austin, TX 78720-3310
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STATE OF TEXAS

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COUNTY OF DALLAS

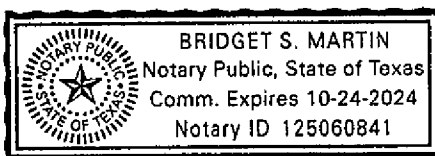
This instrument was signed before me on May 19, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200197685

eRecording - Real Property

Recorded On: July 19, 2022 08:38 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202200197685
Receipt Number: 20220718001242
Recorded Date/Time: July 19, 2022 08:38 AM
User: Lynn G
Station: CC53

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a faint, larger signature that is partially visible in the background.