

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:** Villas at Los Rios Townhomes
2. **Name of the Association:** Los Rios Townhomes Residential Community, Inc.
3. **Recording data for the Subdivision:**

Villas at Los Rios Townhomes, according to the map or plat described in Exhibit "A", of the Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 20160315000307680, Venetian Villas North, according to the plat recorded in Document no. 2016-526, Venetian Villas South, according to the plat recorded in Document no. 2016-239, Official Public Records of Collin County, Texas.

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

Documents recorded in 20160315000307680, 20180222000215650, 20180626000788210, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Los Rios Townhomes Residential Community, 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

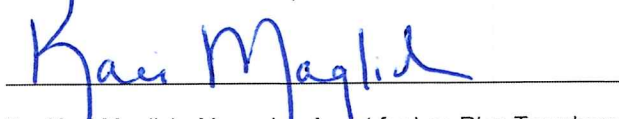
7. **Website address where all dedicatory instruments can be found:**

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

Working Capital: Equal to 2 Months Assessments
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 Fee: \$340

This management certificate is filed of record in Collin 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: Kadi Maglich, Managing Agent for Los Rios Townhomes Residential Community, Inc., Duly Authorized Agent
Signed: April 30, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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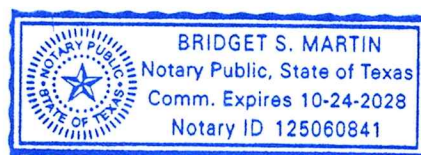
COUNTY OF COLLIN

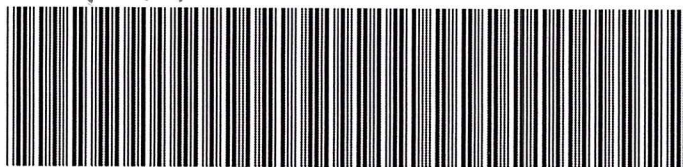
This instrument was signed before me on April 30, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





VG-22-2025-2025000065877

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000065877

Real Property

CERTIFICATE

Recorded On: May 28, 2025 10:50 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** **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: 2025000065877
Receipt Number: 20250528000381
Recorded Date/Time: May 28, 2025 10:50 AM
User: Patricia B
Station: Workstation cck165

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN TX 78720-3310



STATE OF TEXAS

Collin County

**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