

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:** Exall Townhomes
2. **Name of the Association:** Exall Townhome Association
3. **Recording data for the Subdivision:**

All plats, singly and collectively, recorded in the Real Property Records of Dallas County, Texas, and pertaining to the real property that is subject to this Declaration, including all dedications, covenants, limitations, restrictions, easements, notes, and reservations shown on the plat, as it may be amended from time to time. The initial plats of the Property were recorded on March 15, 2006, as Document Nos. 200600096064 and 200600096065, And all lots described in Appendix A of the Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 201500141523, Real Property Records, Dallas County, Texas.

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

Documents recorded in 201500141523, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Exall Townhome Association, 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

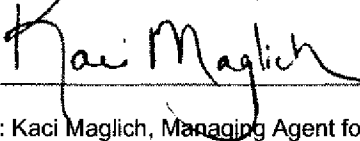
7. **Website address where all dedicatory instruments can be found:**

<https://deta.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: \$720
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 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: Kaci Maglich, Managing Agent for Exall Townhome Association, Duly
Authorized Agent
Signed: November 20, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DALLAS

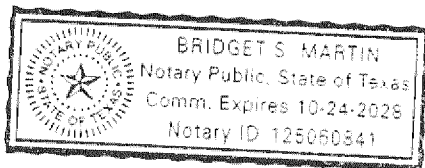
This instrument was signed before me on November 20, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



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

Instrument Number: 202400238980

eRecording - Real Property

Recorded On: November 25, 2024 11:15 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: 202400238980
Receipt Number: 20241125000122
Recorded Date/Time: November 25, 2024 11:15 AM
User: Thelma B
Station: Cc133

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