

30/2 (1)

## 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:** Mockingbird Springs
2. **Name of the Association:** Mockingbird Springs HOA, Inc.
3. **Recording data for the Subdivision:**

Mockingbird Springs, according to the plat recorded in Instrument Numbers 1610385 and 1611339, Official Public Records of Ellis County, Texas.

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

Document 1800774, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Mockingbird Springs HOA, 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)

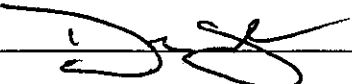
7. **Website address where all dedicatory instruments can be found:**

[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:**

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 Bradford Park Homeowners Association, Inc., Duly Authorized Agent  
Signed: February 24, 2022

**AFTER RECORDING RETURN TO:**

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2229970 FILING DATE/TIME: Jul 26, 2022 at 09:13:00 AM

STATE OF TEXAS

§

COUNTY OF DALLAS

§

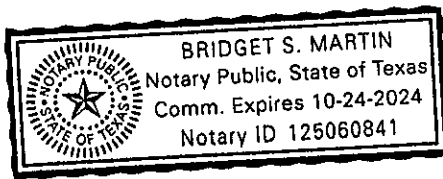
§

This instrument was signed before me on February 24, 2024 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



FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2229970  
on Jul 26, 2022 at 09:13:00 AM



STATE OF TEXAS                      COUNTY OF ELLIS

I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Theresa Valdez*

COUNTY CLERK, ELLIS COUNTY TEXAS