

### 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:** Canal Pointe
2. **Name of the Association:** Canal Pointe Condominium Owners' Association, Inc.
3. **Recording data for the Subdivision:** Canal Pointe Condominium Owners' Association, Inc., according to the plat recorded in the document 201900198087, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 202100106723, 202000242309, Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** Canal Pointe Condominium Owners' 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 78720  
(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

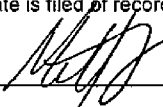
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100

Compliance Inspection Fee: \$120

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: Matt Gibson, Managing Agent for Canal Pointe Condominium Owners' Association, Inc. Duly Authorized Agent  
Signed: August 30, 2021


**AFTER RECORDING RETURN TO:**

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

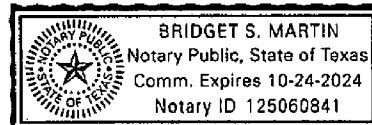
STATE OF TEXAS       §

COUNTY OF DALLAS   §

This instrument was signed before me on August 30, 2021, and it was acknowledged that this instrument was signed by Matt Gibson for the purposes and intent herein expressed.

  
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**

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**Instrument Number:** 202100259990

eRecording - Real Property

Recorded On: August 31, 2021 11:54 AM

Number of Pages: 2

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**" Examined and Charged as Follows: "**

Total Recording: \$26.00

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**\*\*\*\*\* 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: 202100259990  
Receipt Number: 20210831000551  
Recorded Date/Time: August 31, 2021 11:54 AM  
User: Lynn G  
Station: CC18

**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

## Package Summary Recording Report

Report generated: Thu, 2 Sep 2021 12:48 PM CDT

**Package:** DCPT - Canal Pointe - Canal Pointe Condominium Owners' Association, Inc. - C4CC5A8B-6731-736E-CA33-B2C6F5BE7125

**Status:** Recorded

**Submitter:** Goodwin Management, Inc. (TXTK8M)

**Recipient:** Dallas County, TX

### Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Canal Pointe	Other	2	Recorded	E 202100259990	Tue 08/31/2021 11:54 AM CDT	26.00

### Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DCPT-Canal Pointe Condos OA (ACH *****2024)	26.00
Submission Fees	DCPT-Canal Pointe Condos OA (ACH *****2024)	4.25
Sales Taxes	DCPT-Canal Pointe Condos OA (ACH *****2024)	0.29
<b>Total Fees:</b>		<b>30.54</b>

### Questions Contact:

Simplifile Support 800.460.5657, option 3  
5072 North 300 West  
Provo, UT 84604