

## **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:** Springer Estates
2. **Name of the Association:** Springer Estates Homeowners Association Inc
3. **Recording data for the Subdivision:**

Springer Estates, according to the map or plat recorded in Instrument Number 1414998, Volume I, Page 346, and Replat Instrument Number 1633679, Volume I, 763; and all Recorded in the Plat Records of Ellis County, Texas as it may be amended or supplemented.

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

Documents recorded in 1506844, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Springer Estates 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](mailto:Info@goodwintx.com)

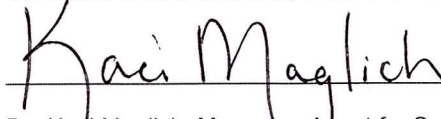
7. **Website address where all dedicatory instruments can be found:**

<https://dseh.sites.townsq.io/> or [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 Fee: \$340

This management certificate is filed of record in Ellis 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 Springer Estates Homeowners Association Inc, Duly Authorized Agent  
Signed: January 7, 2025

### **AFTER RECORDING RETURN TO:**

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2504111 FILING DATE/TIME: Feb 07, 2025 at 01:17:00 PM

STATE OF TEXAS

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COUNTY OF ELLIS

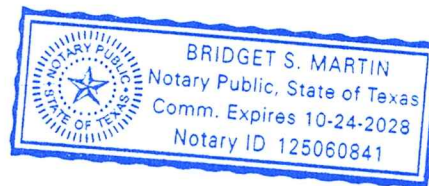
This instrument was signed before me on January 7, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

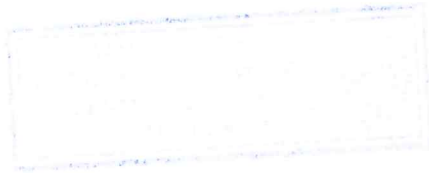
*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





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.



*Hughes Valley*

COUNTY CLERK, ELLIS COUNTY TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 250444  
on Feb 07, 2025 at 01:17:00 PM