

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Town Park Twin Home Condominiums
2. **Name of the Association:** Town Park Twin Homes Condominiums, Inc.
3. **Condominium Location:** Balboa Lane, Princeton, TX 75407
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Town Park Twin Home Condominiums, recorded in Document no. 2022000128164;
 2. Declaration of Town Park Twin Home Condominiums, recorded in Document no. 20210924001951790;
 3. First Amendment to The Declaration of Covenants, Conditions and Restrictions for Town Park Twin Home Condominiums, recorded in Document no. 20211217002544340, Official Public Records of Collin County, Texas.
5. **Mailing Address of the Association:** Town Park Twin Homes Condominiums, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
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://dtpi.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:**

Reserve Contribution: Equal to 2x Monthly 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
Refinance Fee: \$120
Statement of Account: \$120
Rush Covenant Compliance Inspection Fee: \$300
Lot Take Down Fee: \$120
New Home/First Lot Closing Statement Fee: \$120
Transfer Fees: \$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

Kaci Maglich

By: Kaci Maglich, Managing Agent for Town Park Twin Homes
Condominiums, Inc., Duly, Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF COLLIN

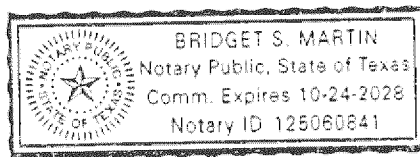
This instrument was signed before me on August 15, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000110588

eRecording - Real Property

CERTIFICATE

Recorded On: August 29, 2025 12:56 PM

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: 2025000110588
Receipt Number: 20250829000360
Recorded Date/Time: August 29, 2025 12:56 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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

