

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 41128

ERecordings-RP

CERTIFICATE

Recorded On: March 18, 2022 02:53 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 41128  
Receipt Number: 20220318000610  
Recorded Date/Time: March 18, 2022 02:53 PM  
User: Michele B  
Station: Station 10

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

## 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:** Preserve at Pecan Creek

2. **Name of the Association:** The Preserve at Pecan Creek Homeowners Association

3. **Recording data for the Subdivision:** The Preserve at Pecan Creek Property Owners Association, According to the Plat of Section A, Phase 1 recorded as Document No.00-R0022049 in Volume 4544, Page 1798, The Preserve at Pecan Creek According to replat of section A, Phase 1 Lots 94R, Bloc 1 Lots 7, 11 & 15, Block 6 Lots 3, Block 7 and Lot 4, Block 20, recorded in Cabinet R, Slide 479, The Preserve at Pecan Creek according to the Amended Replat of Section A Phase 1, Lots 94R, Block 1, Lots 7R, 11R, 15R, Block 6, Lot 3R, Block 7 and Lot 4R, Block 20 in document no. 2001-R0013386, The Preserve at Pecan Creek according to the Plat of Section A, Phase II in Doc No. 2003-R0043280, The Prseerve at Pecan Creek according to the Plat of SEction A3 in Doc No. 2003-R0102366, The Preserve at Pecan Creek according to the plat of Section G, Phase I in Doc No 00-R0027787 in Volume 4556 Page 2209, The Preserve at Pecan Creek according to the Plat of Section G, PHase II in doc No. 18836, The preseve at Pecan Creek according to the plat of Section B in Doc No. 2001-R002451in Volume 4794 Page 674, The Preserve at Pecan Creek according to the Plat of SEction K in Doc No 2002-R0014961, The Preserve at Pecan Creek according to the plat of SEction N, PHase I in Doc No. 86685, The Preserve at Pecan Creek according to the plat of Section M and O, Phase 1 in Do No 142305, The Preserve of Pecan Creek according to the plat of Section O, PHase II in Doc No. 2011-141, The Preserve of Pecan Creeka cording to the plat of Section I in Doc No. 46713, The Preserve at Pecan Creek according to the plat of Section N, PHase IIA in Doc No 2012-78, The Preserve at Pecan Creek According to the plat of Section O, Phase III in Doc No. 2012-76, The Preserve at Pecan Creek according to the plat of Section L in Doc No. 2012-77, The Preserve at Pecan Creek according to the plat of Section N, PHase IIB in Doc No. 2013-194, The Preserve at Pecan Creek according to the plat of Section N, PHase 3A in Doc No 2013-334, The Preserve at Pecan Creek according to the plat of Section N, 3B in Doc No. 2013-331, The Preserve at Pecan Creek according to the plat of section N, PHase 3C in Doc No. 2014-92544, The Preserve at Pecan Creek according to the plat of Section P in Doc No 2015-427, The Preserve at Pecan Creek according to the plat of Section H & I in Doc No. 114050 plat records Denton County, Texas.

4. **Recording data for the Declaration and Declaration amendments:** Documents 77792, 77794, 2004-51716,2007-30858,2007-124790, 2004-142305,2011-49548, 2012-46713, 2013-146129,2014-92463, 2014-92515, 2014-92544, 105075, Official Public Records, Denton County, Texas

5. **Name and mailing address of the Association:** The Preserve at Pecan Creek Homeowners 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](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

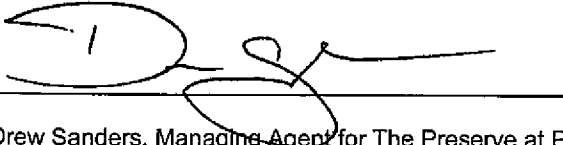
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 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 Denton 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 The Preserve at Pecan Creek Homeowners Association, Duly Authorized Agent  
Signed: March 10, 2022

**AFTER RECORDING RETURN TO:**  
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

STATE OF TEXAS       §  
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                                  §  
COUNTY OF DENTON   §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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

