

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### **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:** Estates of Little Bear
2. **Name of the Association:** Estates of Little Bear
3. **Recording data for the Subdivision:**

Estates of Little Bear, according to the plat recorded in Document no. D202347433, Official Public Records of Tarrant County, Texas.

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

Documents recorded in D202007910, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** Estates of Little Bear, 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 Tarrant 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 Estates of Little Bear, Duly Authorized Agent  
Signed: February 6, 2023

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF TARRANT

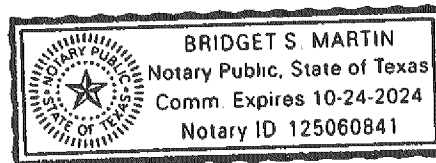
This instrument was signed before me on February 4, 2023 and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:29 PM CDT

Package: DELBH - Estates of Little Bear - Management Certificate - 681FB11C-5641-5D24-392B-4F82690BBED4

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Tarrant County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Estates of Little Bear	CERTIFICATE	2	Recorded	E D223046060	Tue 03/21/2023 02:46 PM CDT	23.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DELBH - Estates of Little Bear (Euless) (ACH *****5203)	23.00
Submission Fees	DELBH - Estates of Little Bear (Euless) (ACH *****5203)	4.25
Sales Taxes	DELBH - Estates of Little Bear (Euless) (ACH *****5203)	0.29
Total Fees:		27.54

Questions Contact:

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