

### **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:** Woodbridge Villas
2. **Name of the Association:** Woodbridge Villas Homeowners Associations, Inc.
3. **Recording data for the Subdivision:** Woodbridge, Phase 1, according to the plat recorded in the document 20191219010005540, Official Public Records of Collin County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 20200803001234730, Official Public Record of Collin County, Texas.
5. **Name and mailing address of the Association:** Woodbridge Villas Homeowners Associations, 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:**

[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:**

Working Capital Contribution 398  
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 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.



By: Drew Sanders, Managing Agent for Woodbridge Villas Homeowners Associations, Inc., Duly Authorized Agent  
Signed: March 10, 2022

**AFTER RECORDING RETURN TO:**

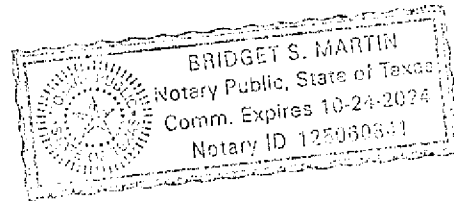
**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

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.

Bridget Martin  
Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
03/22/2022 01:51:13 PM  
\$30.00 CGRAFF  
20220322000456660

*Stacey Kemp*