

**Denton County
Juli Luke
County Clerk**

Instrument Number: 113703

ERecordings-RP

CERTIFICATE

Recorded On: October 21, 2024 11:13 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 113703
Receipt Number: 20241021000248
Recorded Date/Time: October 21, 2024 11:13 AM
User: Debra S
Station: Station 23

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:** Indian Creek Ranch
2. **Name of the Association:** Indian Creek/Carrollton Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Indian Creek, Cedar Elm Estates, Phase I, according to the plat recorded in Document no. 96-R0009337, Cedar Elm Estates, Phase II, according to the plat recorded in Cabinet Q, Page 281, Highland Ridge Estates, Phase I, according to the plat recorded in Cabinet L, Page 133, Highland Shores Villas, Section I, according to the plat recorded in Cabinet N, Page 163, Coyote Ridge, Phase I, according to the plat recorded in Cabinet Q, Page 20, Coyote Ridge, Phase Two, according to the plat recorded in Cabinet 4, Page 336, Elm Wood Trail, Phase I, according to the plat recorded in Cabinet O, Page 176, Elm Wood Trail, Phase II, according to the plat recorded in Cabinet P, Page 371, Elm Wood Trail, Phase III, according to the plat recorded in Cabinet Q, Page 282, Estates at Indian Pointe, according to the plat recorded in Cabinet O, Page 349, Grandview Ridge Addition, according to the plat recorded in Cabinet Q, Page 87, Oakwood Springs Addition, Phase I, according to the plat recorded in Cabinet K, Page 288, Oakwood Springs Addition, Phase 2, according to the plat recorded in Cabinet K, Page 292, River Glen, according to the plat recorded in Cabinet K, Page 290, Official Public Records of Denton County, Texas.

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

Document recorded in Volume 1757, Page 179, Instrument no. 1985-60606, Document nos. 2022-61001, 94-R0065513, 94-R0090002, 95-R0016441, 95-R0027040, 95-R0077090, 95-R0027040, 96-R0032712, 96-R0056654, 98-R0091964, 99-R0039401, 99-R0077069, 2001-R0000849, 2002-R0087328, Official Public Records of Denton County.

5. **Name and mailing address of the Association:** Indian Creek/Carrollton 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

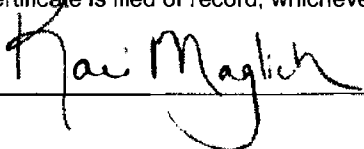
7. **Website address where all dedicatory instruments can be found:**

<https://dirh.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:**

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 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: Kaci Maglich, Managing Agent for Indian Creek/Carrollton Homeowners Association, Inc., Duly Authorized Agent
Signed: October 9, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DENTON

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This instrument was signed before me on October 9, 2024, 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: 10/24/2024

