

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:** Wylie Pheasant Creek
2. **Name of the Association:** Wylie Pheasant Creek Homeowners' Association
3. **Recording data for the Subdivision:**

Wylie Pheasant Creek, according to the plat recorded in Document no. 2005-0141379, Official Public Records of Rockwall County, Texas.

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

Documents recorded in Volume 04220, Page 00291, et seq., 2005-0141379, Official Public Records of Rockwall County, Texas.

5. **Name and mailing address of the Association:** Wylie Pheasant 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

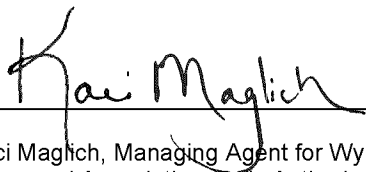
7. **Website address where all dedicatory instruments can be found:**

<https://dycha.sites.townsq.io/0> 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 Fees: \$340

This management certificate is filed of record in Rockwall 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 Wylie Pheasant Creek
Homeowners' Association, Duly Authorized Agent
Signed: March 4, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF ROCKWALL

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This instrument was signed before me on 3/4/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/05/2025 02:45:53 PM
Fee: 29.00
Doc #: 20250000003652



