

Denton County
Juli Luke
County Clerk

Instrument Number: 27122

ERecordings-RP

MISCELLANEOUS

Recorded On: March 21, 2023 12:01 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 27122
Receipt Number: 20230321000324
Recorded Date/Time: March 21, 2023 12:01 PM
User: Diana P
Station: Station 37

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:** Shaddock Creek Estates
2. **Name of the Association:** Shaddock Creek Estates Community Center Owners Association, Inc.
3. **Recording data for the Subdivision:**

Shaddock Creek Estates Community Center, according to the plat recorded in Document no. 2015-355, Official Public Records of Denton County, Texas.

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

Documents recorded in Instrument nos. 36110, 2006-14181, 2006-91132, 2006-11943, 2006-140127, 2006-147123, 2007-121754, 2010-11300, 2010-96500, 2010-117518, 2011-31358, 2011-44665, 2015-114560, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Shaddock Creek Estates Community Center Owners 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

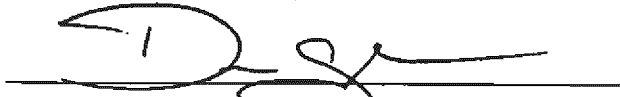
7. **Website address where all dedicatory instruments can be found:**

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 Shaddock Creek Estates Community Center Owners Association, Inc., Duly Authorized Agent
Signed: March 15, 2023

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

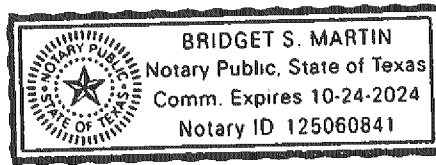
This instrument was signed before me on MARCH 15, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:33 PM CDT

Package: DHRS -Shaddock Creek Estates Community Center - Management Certificate - 585C9235-841A-490A-96D5-4E0FB157D497

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Denton County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Shaddock Creek Estates	Other	3	Recorded	E 27122	Tue 03/21/2023 12:01 PM CDT	34.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DHRS - Shaddock Creek Estates Community Center Owners Association, Inc. (ACH *****3157)	34.00
Submission Fees	DHRS - Shaddock Creek Estates Community Center Owners Association, Inc. (ACH *****3157)	4.25
Sales Taxes	DHRS - Shaddock Creek Estates Community Center Owners Association, Inc. (ACH *****3157)	0.29
Total Fees:		38.54

Questions Contact:

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