

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:** Pecan Creek HOA (Mesquite)
2. **Name of the Association:** Pecan Creek (Mesquite) Homeowners' Association, Inc.
3. **Recording data for the Subdivision:**

Pecan Creek Phase 1A Instrument Number 200001124721, Page 11, Book 2000175, Pecan Creek Phase 2A Instrument Number 200101429975, Page 2010, Book 2001122, Pecan Creek Phase 2B Instrument Number 200101541830, Page 22, Book 2001187, Pecan Creek Phase 3 Instrument Number 200201725665, Page 165, Book 2002038, Plat Records, Dallas County, Texas

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

Document 1127758, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Pecan Creek (Mesquite) 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

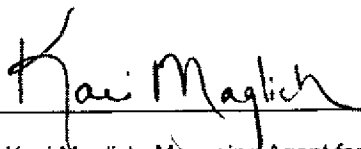
7. **Website address where all dedicatory instruments can be found:**

<https://dpec.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:**

Entry Transfer Fee: \$100
Working Capital: \$100
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 Dallas 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 Pecan Creek (Mesquite) Homeowners' Association, Inc., Duly Authorized Agent
Signed: December 12, 2024

AFTER RECORDING RETURN TO:

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

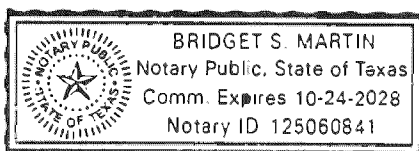
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was signed before me on December 12, 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: 10/24/2028



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400257036

eRecording - Real Property

Recorded On: December 19, 2024 04:05 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202400257036
Receipt Number: 20241219000041
Recorded Date/Time: December 19, 2024 04:05 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Package Summary Recording Report

Report generated: Fri, 20 Dec 2024 09:20 AM CST

Package: DPEC-Pecan Creek (Mesquite)-ManagementCertificate - D106C97E-79B0-374B-6D5A-FF11F7D82771

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Dallas County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
DPEC-Pecan Creek (Mesquite)-ManagementCertificate	Other	3	Recorded	E 202400257036	Thu 12/19/2024 04:05 PM CST	29.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	29.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		33.53

Questions Contact:

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