

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 42308

ERecordings-RP

CERTIFICATE

Recorded On: March 22, 2022 11:12 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 42308  
Receipt Number: 20220322000435  
Recorded Date/Time: March 22, 2022 11:12 AM  
User: Melissa K  
Station: Station 43

**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:** Villas at Lake Vista
2. **Name of the Association:** Villas at Lake Vista Homeowners Association
3. **Recording data for the Subdivision:** Villas at Lake Vista ; Document Number 2005-133511 Page 633 Volume W Recorded on 10/26/2005, Document Number 2008-66810 Page 461 Volume Y Recorded 06/18/2008, Phase 2 Document Number 2012-288 Recorded on 12/12/2012; All Recorded in the Plat Records of Denton County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 2013-1222331, 00093911, 00140807, Official Public Records of Denton County, Texas.
5. **Name and mailing address of the Association:** Villas at Lake Vista 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](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 500  
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 Villas at Lake Vista Homeowners Association, Duly Authorized Agent  
Signed: March 10, 2022

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF DENTON

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

