


MARY LOUISE NICHOLSON
COUNTY CLERK

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:** Lakes of River Trails Master
2. **Name of the Association:** Lakes of River Trails Homeowners Association
3. **Recording data for the Subdivision:**

Lakes of River Trails, according to the plat recorded in Instrument no. D215204518, Official Public Records of Tarrant County, Texas.

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

Documents recorded in D222200835, D211012884, D211012885, D211137719, D211137720, D208267960, D211279032, D210196334, D210014796, D206258779, D207043242, D201166908, D201257555, D202198475, D203083977, D203320893, D209187878, D202035413, D205280918, D204392533, D204264364, D204119757, D202035412, D201088222, D201052972, D200164743, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** Lakes of River Trails 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:**

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 Tarrant 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 Lakes of River Trails Homeowners Association, Duly Authorized Agent
Signed: March 15, 2023

AFTER RECORDING RETURN TO:

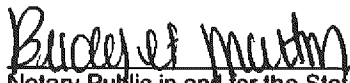
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

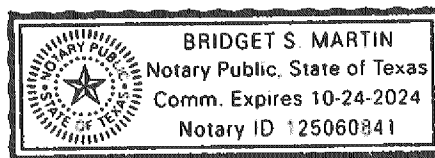
This instrument was signed before me on March 15, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.



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 03:34 PM CDT

Package: DLRM - Lakes of River Trails Master - Management Certificate - D7AE9BE0-C64B-7699-81B1-4F8F7D196F48
Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)
Recipient: Tarrant County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Lakes of River Trails Master	CERTIFICATE	2	Recorded	E D223045507	Tue 03/21/2023 09:00 AM CDT	23.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DLRM-Lakes of River Trails HOA (ACH *****7050)	23.00
Submission Fees	DLRM-Lakes of River Trails HOA (ACH *****7050)	4.25
Sales Taxes	DLRM-Lakes of River Trails HOA (ACH *****7050)	0.29
Total Fees:		27.54

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