

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

Lakes of River Trails, Lots 1-3, Blk 23; Lots 1-7, Blk 24, Lots 1-8, Blk 25; Lots 1-12, 21-36, Blk 26; and Lots 1-16, Blk 27, according to the plat recorded in Document no. D212021280, Lakes of River Trails, corrected plat, Lots 1-3, Blk 23; Lots 1-7, Blk 24, Lots 1-8, Blk 25; Lots 1-12, 21-36, Blk 26; and Lots 1-16, Blk 27 and Lots 1-3, Blk 32, according to the plat recorded in Document no. D212033524, Lakes of River Trails, Final Plat of Lots 1R-7R, Block 24; Lots 1R, 14R, Block 29; Lots 1R, 22R, Block 30; Lots 1R, 30R, Block 31; and Lots 1R-8R, Block 32, according to the plat recorded in Document no. D21408963, Lake of River Trails, Final Plat, Lots 9-34, Block 25, Lots 13-20, Block 26; Lots 17-36, Block 27; Lots 1-36, Block 28, Lots 1, 14, Block 29; Lots 1, 22, blk 30; Lots 1, 30, block 31; and Lots 4-8, block 32, according to the plat recorded in Document no. D213009478, Lakes of River Trails, Final Plat, Lots 35-56, Block 25; Lots 2-13, Block 29; Lots 2-13, 16-21, Block 30; and Lots 2-29, Block 31, according to the plat recorded in Document 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**

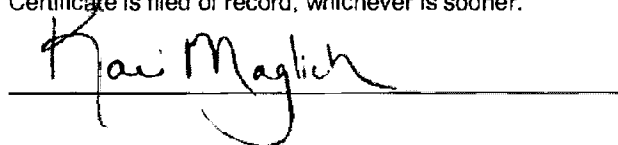
7. **Website address where all dedicatory instruments can be found:**

<https://dlrm.sites.townsq.io/> or [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:**

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 Fee: \$340

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: Kaci Maglich, Managing Agent for Lakes of River Trails Homeowners  
Association, Duly Authorized Agent  
Signed: October 9, 2024

**AFTER RECORDING RETURN TO:**

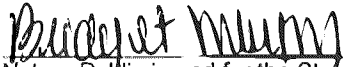
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was signed before me on October 9, 2024, and it was acknowledged that this instrument was signed by Kaci  
Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



BRIDGET S. MARTIN  
Notary Public, State of Texas  
Comm. Expires 10-24-2024  
Notary ID 125060841