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### 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:** Hickory Creek of Red Oak
- 2. **Name of the Association:** Hickory Creek of Red Oak Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

Hickory Creek, according to the plat recorded in Volume 1059, Page 0833, and Volume 1045, Page 1032 and Volume 2038, page 1358, described in Exhibit "A" in Volume 02780, Page 0953, Official Public Records of Ellis County, Texas.

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

Documents recorded in Instrument no. 1609300, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Estates at Shaddock Park Community 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](mailto:Info@goodwintx.com)

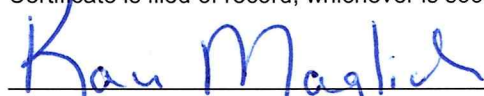
7. **Website address where all dedicatory instruments can be found:**

<https://dhcr.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: \$275

This management certificate is filed of record in Ellis 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.

  
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By: Kaci Maglich, Managing Agent for Hickory Creek of Red Oak Homeowners Association, Inc., Duly Authorized Agent  
Signed: March 21, 2024

**AFTER RECORDING RETURN TO:**  
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

STATE OF TEXAS

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COUNTY OF ELLIS

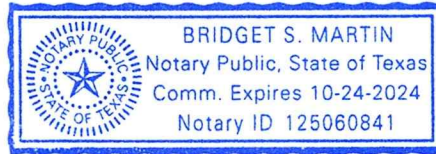
This instrument was signed before me on March 21, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2410047  
ON APR 03, 2024 01:51:00 PM



STATE OF TEXAS                      COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hugo Velazquez*

COUNTY CLERK, ELLIS COUNTY, TEXAS