

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:** Van Alstyne Oakbrook

2. **Name of the Association:** Van Alstyne Oakbrook Homeowners Association, Inc.

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

Van Alstyne Oakbrook, according to the plat recorded in Document no. 2009-00016366 and Final Plat recorded in Document no. 2021-98, Official Public Records of Grayson County, Texas.

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

Document recorded in Instrument No. 2021-31731, Official Public Records of Grayson County, Texas.

5. **Name and mailing address of the Association:** Van Alstyne Oakbrook 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://dvaio.sites.townsq.io/> 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:**

Working Capital: \$250
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 Grayson 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 Van Alstyne Oakbrook Homeowners Association, Inc., Duly Authorized Agent
Signed: March 11, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

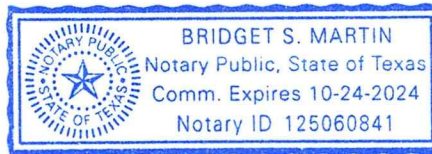
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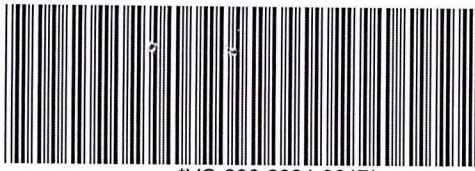
COUNTY OF GRAYSON

This instrument was signed before me on March 11, 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





VG-286-2024-8647

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2024 - 8647

Real Property Recordings

Recorded On: April 02, 2024 08:36 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 8647
Receipt Number: 20240402000030
Recorded Date/Time: April 02, 2024 08:36 AM
User: Kenady P
Station: CC007

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN TX 78720



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX



Grayson County Clerk

Deana Patterson
100 W. Houston St
Sherman, TX 75090

Receipt: 20240402000030
Date: 04/02/2024
Time: 08:36AM
By: Kenady P
Station: CC007
Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	NOT IND RP	2024 - 8647	3	\$19.00		

Order Total (1) \$19.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	25122		\$19.00
Total Payments (1)				\$19.00
Change Due				\$0.00

GOODWIN & COMPANY
PO BOX 203310
AUSTIN, TX 78720