

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 34338

ERecordings-RP

Recorded On: December 18, 2024 09:29 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
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File Information:

Document Number: 34338
Receipt Number: 20241218000041
Recorded Date/Time: December 18, 2024 09:29 AM
User: Crystal T
Station: CLERK06

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**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

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:**

Documents 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

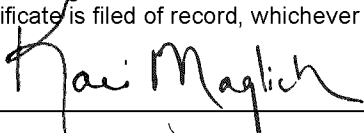
7. **Website address where all dedicatory instruments can be found:**

<https://dvaosites.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 Fee: \$340

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: December 16, 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 12/16/24, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas

