

## **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:** Spring Ridge (Balch Springs)
2. **Name of the Association:** Spring Ridge (Balch Springs) Homeowners Association
3. **Recording data for the Subdivision:**

Spring Ridge Phase 1, according to the plat recorded in document 200202051719, Spring Ridge Phase 2, according to the plat recorded in document 200403069071, Spring Ridge Phase 3, according to the plat recorded in document 201400316544. Spring Ridge Phase 3 amended, according to the plat recorded in document 201500195114, Spring Ridge Phase 4, according to the plat recorded in document 201600141822, Plat Records, Dallas County, Texas,

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

Documents 2126767, Official Public records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Spring Ridge (Balch Springs) 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](mailto:Info@goodwintx.com)

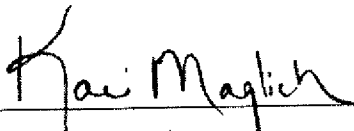
7. **Website address where all dedicatory instruments can be found:**

<https://dspr.sites.townsq.io/0> 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:**

Community Enhancement Buyer: \$1.00  
Community Enhancement Seller: \$1.00  
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 Fees: \$340

This management certificate is filed of record in Dallas 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 Spring Ridge (Balch Springs)  
Homeowners Association, Duly Authorized Agent  
Signed: March 10, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF DALLAS

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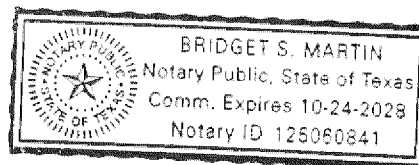
This instrument was signed before me on March 10, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500053110

eRecording - Real Property

**Recorded On:** March 17, 2025 09:55 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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

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

**File Information:**

**Document Number:** 202500053110  
**Receipt Number:** 20250317000140  
**Recorded Date/Time:** March 17, 2025 09:55 AM  
**User:** Marija H  
**Station:** Cc138

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX