

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:** Trails of Melissa

2. **Name of the Association:** Melissa Trails Phase II Homeowners' Association, Inc.

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

Melissa Trails Phase II, according to the plat recorded in Cabinet 2014, Slide 317, Plat Records, Collin County, Texas.

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

Documents recorded in 20140717000744210, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Melissa Trails Phase II 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://dtom.sites.townsq.io/0> 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: \$125
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 Collin 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 Melissa Trails Phase II Homeowners' Association, Inc., Duly Authorized Agent
Signed: January 18, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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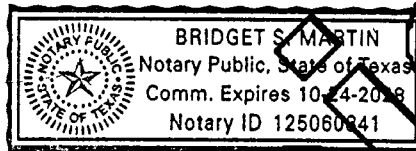
COUNTY OF COLLIN

This instrument was signed before me on January 18, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

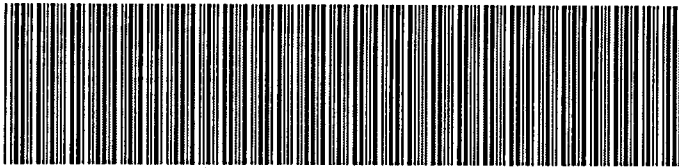
Bridget Martin

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

My Commission Expires: 10/24/2028



Unofficial



VG-22-2025-2025000014949

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000014949

Real Property
CERTIFICATE

Recorded On: February 10, 2025 09:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

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

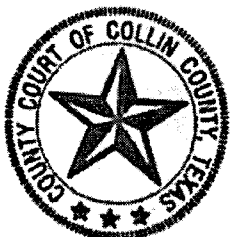
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000014949
Receipt Number: 20250210000238
Recorded Date/Time: February 10, 2025 09:05 AM
User: Abby H
Station: Station 7

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN TX 78720-3310



STATE OF TEXAS
Collin County

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 Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX