

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 27123

ERecordings-RP

MISCELLANEOUS

Recorded On: March 21, 2023 12:04 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 27123  
Receipt Number: 20230321000325  
Recorded Date/Time: March 21, 2023 12:04 PM  
User: Diana P  
Station: Station 37

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton 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:** Estates of Yarbrough Farms
2. **Name of the Association:** Estates of Yarbrough Farms
3. **Recording data for the Subdivision:**

Estates of Yarbrough Farms, Phase 2A, according to the final plat recorded in Document no. 2020-433, Official Public Records of Denton County Texas.

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

Documents recorded in 2018-131123, 2020-197798, 2021-156715, 2022-165201, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Estates of Yarbrough Farms, 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:**

[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:**

Working Capital: \$500  
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 Denton 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: Drew Sanders, Managing Agent for Estates of Yarbrough Farms, Duly  
Authorized Agent  
Signed: March 10, 2023

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF DENTON

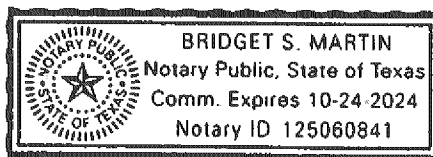
This instrument was signed before me on March 10, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public, in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



## Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:33 PM CDT

**Package:** DEYBF - Estates of Yarbrough Farms - Management Certificate - 8B58ECA5-41C4-9EEF-4033-94C4728B206B

**Status:** Recorded

**Submitter:** Goodwin Management, Inc. (TXTK8M)

**Recipient:** Denton County, TX

### *Documents*

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Estates of Yarbrough Farms	Other	3	Recorded	E 27123	Tue 03/21/2023 12:04 PM CDT	34.00

### *Fees*

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DEYBF - Estates at Yarbrough Farms (Pilot Point) (ACH *****0675)	34.00
Submission Fees	DEYBF - Estates at Yarbrough Farms (Pilot Point) (ACH *****0675)	4.25
Sales Taxes	DEYBF - Estates at Yarbrough Farms (Pilot Point) (ACH *****0675)	0.29
<b>Total Fees:</b>		<b>38.54</b>

### **Questions Contact:**

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604