

29
210

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:** Sheppard's Place
- 2. **Name of the Association:** Sheppard's Place Property Owners Association, Inc.
- 3. **Recording data for the Subdivision:**

Sheppard's Place, Phase 1, according to the plat recorded in Instrument no. 2020434, Sheppard's Place, Phase 2, according to the plat recorded in Instrument no. 2225814, Sheppard's Place, Phase 3, according to the plat recorded in Instrument no. 2415987, Official Public Records of Ellis County, Texas.

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

Documents recorded in Document nos. 2021297 and Instrument no. 2232789, Official Public Records of Ellis County, Texas.

- 5. **Name and mailing address of the Association:** Sheppard's Place Property Owners 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

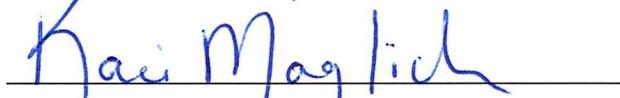
- 7. **Website address where all dedicatory instruments can be found:**

<https://dspp.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: \$300
 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 Ellis 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 Sheppard's Place Property Owners Association, Inc., Duly Authorized Agent
Signed: May 23, 2024

<p>AFTER RECORDING RETURN TO:</p> <p>Goodwin & Company PO Box 203310 Austin, TX 78720-3310</p>
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STATE OF TEXAS

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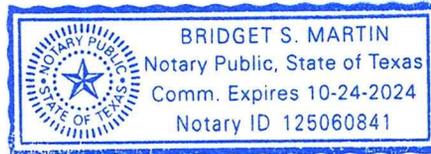
COUNTY OF ELLIS

This instrument was signed before me on May 23, 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





FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2418085
ON JUN 10, 2024 AT 02:46:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hughes Vandy

COUNTY CLERK, ELLIS COUNTY, TEXAS