

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

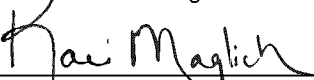
1. **Name of the Condominium/Subdivision:** 1380 River Bend, a Condominium
2. **Name of the Association:** 1380 River Bend Owners Association, Inc.
3. **Condominium Location:** 1380 River Bend Drive, Dallas, TX 75247
4. **Recording data for the Declaration:**
 1. Declaration of 1380 River Bend, a Condominium, recorded in Document no. 201800063138;
 2. First Amendment to Declaration of 1380 River Bend, a Condominium, recorded in Document no. 202000134008, Official Public Records in Dallas County, Texas.
5. **Mailing Address of the Association:** 1380 River Bend Owners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com
7. **Website address where all dedicatory instruments can be found:**

<https://drbo.sites.townsq.io/> or www.goodwin-co.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: Equal to 2 Monthly Assessments
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
Refinance Fee: \$120
Statement of Account: \$120
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 1380 River Bend Owners Association, Inc., Duly, Authorized Agent
Signed: August 25, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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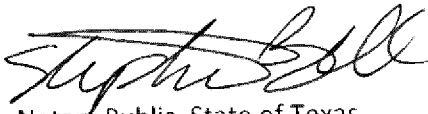
COUNTY OF DALLAS

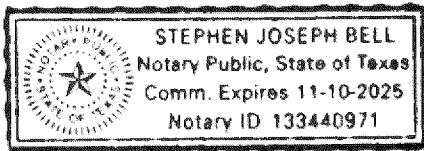
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This instrument was signed before me on 8/25/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:


Notary Public, State of Texas



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

Instrument Number: 202500203788

eRecording - Real Property

Recorded On: September 29, 2025 08:08 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: 202500203788
Receipt Number: 20250926000661
Recorded Date/Time: September 29, 2025 08:08 AM
User: Pamela G
Station: CC149

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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.