

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:** Valencia Estates
2. **Name of the Association:** Valencia Estates HOA, Inc.
3. **Recording data for the Subdivision:**
 - a. Valencia Estates, according to the map or plat recorded in Document no. 201700231192;
 - b. The Replat Lot 12X, Block E and Lot 27 & 28, Block C, recorded in Document no. 201800053950, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
 1. Declaration of Covenants, Conditions and Restrictions for Valencia Estates, recorded in Document no. 201800017997;
 2. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Valencia Estates, recorded in Document no. 201900214297;
 3. Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Valencia Estates, recorded in Document no. 20240000278, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Valencia Estates HOA, 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@goodwin-co.com

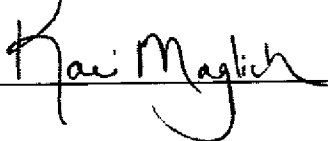
7. **Website address where all dedicatory instruments can be found:**

<https://dvale.sites.townsq.io/> or <https://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:**

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 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 Valencia Estates HOA, Inc., Duly
Authorized Agent
Signed: July 28, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DALLAS

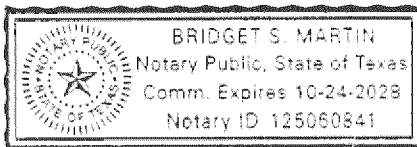
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This instrument was signed before me on July 28, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

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**

Instrument Number: 202500160331

eRecording - Real Property

Recorded On: August 01, 2025 08:51 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: 202500160331
Receipt Number: 20250731000642
Recorded Date/Time: August 01, 2025 08:51 AM
User: Tineka S
Station: CC151

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, appearing to be "JFW", located to the right of the printed name and title.