

29  
20

## **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:** Edgewood Estates
2. **Name of the Association:** Edgewood Estates Property Owners Association
3. **Recording data for the Subdivision:**

Edgewood Estates, according to the map or plat described in Exhibit "A" (The Property) of the Declaration of Covenants, Conditions and Restrictions for Edgewood Estates, recorded under Instrument no. 2417708, Official Public Records of Ellis County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Edgewood Estates, recorded under Instrument no. 2417708, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Edgewood Estates Property Owners Association, 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](mailto:Info@goodwin-co.com)

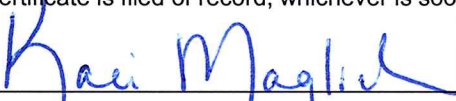
7. **Website address where all dedicatory instruments can be found:**

<https://deqwe.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:**

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 Fee: \$340

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 Edgewood Estates Property Owners Association, Duly Authorized Agent  
Signed: July 28, 2025

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

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2527895 FILING DATE/TIME: Aug 21, 2025 at 11:55:00 AM

STATE OF TEXAS

§  
§  
§

COUNTY OF ELLIS

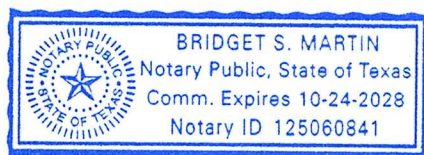
This instrument was signed before me on July 28, 2015, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2527895  
on Aug 21, 2025 at 11:55:00 AM



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.



*Hupao Valdez*

COUNTY CLERK, ELLIS COUNTY, TEXAS