


MARY LOUISE NICHOLSON
COUNTY CLERK

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:** Cimmaron Estates
2. **Name of the Association:** Cimmaron Estates (Grand Prairie) Homeowners' Association, Inc.
3. **Recording data for the Subdivision:**

Cimmaron Estates, according to the plat recorded in Volume A, Page 5212; Cabinet A, Slide 5816, Cabinet A, Slide 6467; Cabinet A, Page 7247 in the Plat Records of Tarrant County, Texas; and the Final Plat of Cimmaron Estates Phase 4A, Official Public Records of Dallas County, Texas.

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

Documents D200004316, D200107388, D203429844, D201056274, D212174714, D212279097, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** Cimmaron Estates (Grand Prairie) Homeowners' 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

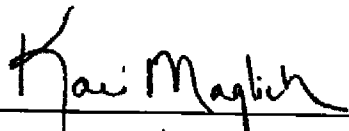
7. **Website address where all dedicatory instruments can be found:**

<https://dcim.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:**

Reserve: \$100
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 Fees: \$340

This management certificate is filed of record in Tarrant 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 Cimmaron Estates (Grand Prairie)
Homeowners' Association, Inc., Duly Authorized Agent
Signed: December 12, 2024

AFTER RECORDING RETURN TO:

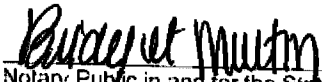
**Goodwin & Company
PO Box 203310
Austin, TX 78720-3310**

STATE OF TEXAS

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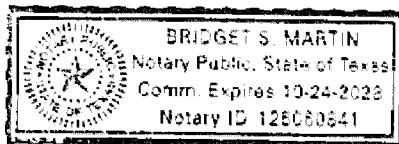
COUNTY OF TARRANT

This instrument was signed before me on December 12, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Package Summary Recording Report

Report generated: Wed, 18 Dec 2024 06:21 PM CST

Package: DCIM-Cimmaron Estates-ManagementCertificate - 2F2CF7E5-8A41-5505-CD69-BA7DE4E74849

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Tarrant County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
DCIM-Cimmaron Estates-ManagementCertificate	CERTIFICATE	2	Recorded	E D224225656	Wed 12/18/2024 08:25 AM CST	24.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	24.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		28.53

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604