

**Denton County
Juli Luke
County Clerk**

Instrument Number: 15892

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 18, 2025 02:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 15892
Receipt Number: 20250218000232
Recorded Date/Time: February 18, 2025 02:04 PM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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:** The Frisco Fairways
2. **Name of the Association:** The Frisco Fairways Homeowners Association
3. **Recording data for the Subdivision:**

Frisco Fairways, Phase 1, according to the plats amended and recorded in Cabinet R, Pages 353 and 352, document no. 00-R033786, Frisco Fairways, Phase 2, according to the plats amended and recorded in Cabinet S, Pages 361 and 362, document no. 2000-R0119789, Frisco Fairways, Phase 3, according to the plats amended and recorded in Cabinet U, Page 202, document no. 2002-R0887919, Frisco Fairways, Phase 4, according to the plats amended and recorded in Cabinet U, Pages 944 and 945, document no. 2003-R0049035, Frisco Fairways, Phase 5, according to the plats amended and recorded in Document no. 2001-R0045144, Frisco Fairways, Phase 6, according to the plats amended and recorded in Cabinet U, Pages 138 and 139, document no. 2001-R0129114, Official Public Records of Denton County, Texas.

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

Document recorded in Volume 4575, Pages Page 2070-2116, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** The Frisco Fairways Homeowners 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@goodwintx.com

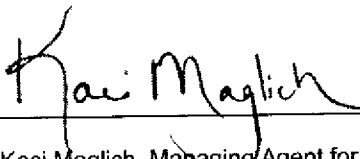
7. **Website address where all dedicatory instruments can be found:**

<https://dffh.sites.townsq.io/0> 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:**

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
Access Deactivation Fee: \$20

This management certificate is filed of record in Denton 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 The Frisco Fairways Homeowners Association, Duly Authorized Agent

Signed: January 11, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DENTON

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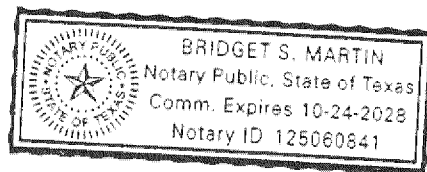
This instrument was signed before me on January 11, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Package Summary Recording Report

Report generated: Wed, 19 Feb 2025 01:47 AM CST

Package: DFFH-The Frisco Fairways Homeowners Association, Inc.-Denton - 2114A2EA-4256-5BC9-32C7-D30EF92E017A
Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)
Recipient: Denton County, TX

Documents

| Document Name | Document Type | # of Pages | Status | Recording Number | Recording Date | Fees |
|--|---------------|------------|----------|------------------|-----------------------------|-------|
| DFFH-The Frisco Fairways Homeowners Association, Inc.-Denton | Other | 3 | Recorded | E 15892 | Tue 02/18/2025 02:04 PM CST | 33.00 |

Fees

| Fee Type | Payment Account Name | Fee Amount |
|-----------------|---|------------|
| Recording Fees | Goodwin&Co-Texas Capital Bank (ACH *****7095) | 33.00 |
| Submission Fees | Goodwin&Co-Texas Capital Bank (ACH *****7095) | 4.25 |
| Sales Taxes | Goodwin&Co-Texas Capital Bank (ACH *****7095) | 0.28 |
| Total Fees: | | 37.53 |

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