

Denton County
Juli Luke
County Clerk

Instrument Number: 2676

ERecordings-RP

CERTIFICATE

Recorded On: January 09, 2024 01:51 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: 2676
Receipt Number: 20240109000411
Recorded Date/Time: January 09, 2024 01:51 PM
User: Debbie D
Station: Station 23

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:** Townsend Green
2. **Name of the Association:** Townsend Green Homeowners' Association, Inc.
3. **Recording data for the Subdivision:**

Townsend Green, Phase 1, according to the plat recorded in Document no. 2020-410, Official Public Records of Denton County, Texas.

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

Documents recorded in 20220728000423, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Townsend Green 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

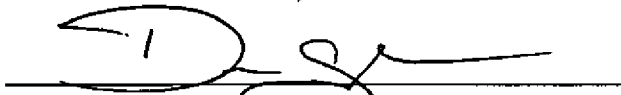
7. **Website address where all dedicatory instruments can be found:**

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:**

Working Capital: \$500
Reserve Contribution: \$250
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: \$275

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: Drew Sanders, Managing Agent for Townsend Green Homeowners' Association, Inc., Duly Authorized Agent
Signed: February 22, 2023

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 February 22, 2023 and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024

