

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 132117

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 05, 2024 03:32 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* 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: 132117  
Receipt Number: 20241205000499  
Recorded Date/Time: December 05, 2024 03:32 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:** Stewart Creek Estates
2. **Name of the Association:** Stewart Creek Estates Homeowner Association, Inc.
3. **Recording data for the Subdivision:**

Stewart Creek Estates, Phase 1, according to the plat recorded in Document no. 2000-47367, Stewart Creek Estates, Phase 2, according to the plat recorded in Document no. 2001-32343, Official Public Records of Denton County, Texas.

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

Documents recorded in 000020322, 2000-R0122664, 1866, 14625, 40104, 2012-16964, 2008-135161, 00-R0023783, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** Stewart Creek Estates Homeowner 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](mailto:Info@goodwintx.com)

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

<https://dsce.sites.townsq.io/0> or [www.goodwintx.com](http://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

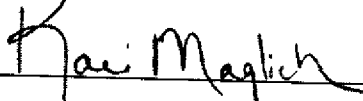
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer Fee: \$340

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 Stewart Creek Estates Homeowner Association, Inc., Duly Authorized Agent  
Signed: November 25, 2024

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

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

STATE OF TEXAS

COUNTY OF DENTON

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This instrument was signed before me on November 25, 2024, 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

