

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 41684

ERecordings-RP

CERTIFICATE

Recorded On: March 21, 2022 11:59 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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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: 41684  
Receipt Number: 20220321000544  
Recorded Date/Time: March 21, 2022 11:59 AM  
User: Michele B  
Station: Station 10

**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:** Stone Creek (Flower Mound)
2. **Name of the Association:** Stone Creek (Flower Mound) Homeowners' Association
3. **Recording data for the Subdivision:** Stone Creek (Flower Mound), according to the plat recorded in the document 1996-28171 volume M page 100, Official Public Records of Denton County, Texas
4. **Recording data for the Declaration and Declaration amendments:** Documents 96-R028170, 2008104762, Official Public Records of Denton County, Texas.
5. **Name and mailing address of the Association:** Stone Creek (Flower Mound) 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](mailto:Info@goodwintx.com)
7. **Website address where all dedicatory instruments can be found:**  
[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: \$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 Stone Creek (Flower Mound)  
Homeowners' Association, Duly Authorized Agent  
Signed: March 10, 2022

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

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

STATE OF TEXAS

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COUNTY OF DENTON

This instrument was signed before me on March 16, 2022, 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

