

## **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:** Willow Pond
2. **Name of the Association:** Willow Pond Homeowners' Association, Inc.
3. **Recording data for the Subdivision:**

Willow Pond, Phase 1, according to the plat recorded in Document 20020093391, Willow Pond, Phase 2, according to the plat recorded in Document 20040164100, Official Public Records of Collin County, Texas.

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

Documents recorded in Instrument Nos. 20140805000830660, 20100219000165460, 20070404000454150, 2003-0109748, 2000-0112578, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Willow Pond 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**

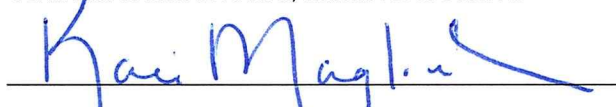
7. **Website address where all dedicatory instruments can be found:**

<https://dwpd.sites.townsq.io/> 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:**

Initiation Fee: \$400  
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  
Access Deactivation Fee: \$20

This management certificate is filed of record in Collin 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 Willow Pond Homeowners' Association,  
Inc., Duly Authorized Agent  
Signed: November 20, 2024

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

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

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

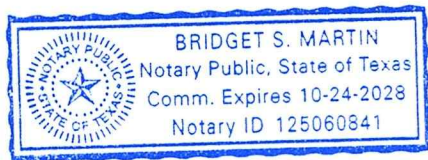
This instrument was signed before me on November 11, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

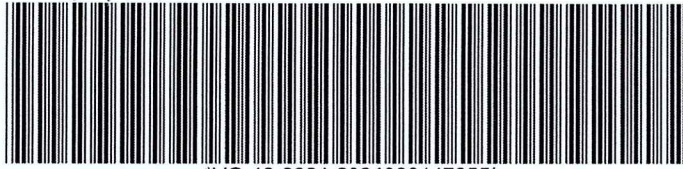
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





\*VG-48-2024-2024000147055\*

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

---

**Instrument Number:** 2024000147055

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 26, 2024 10:06 AM

Number of Pages: 3

---

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

Total Recording: \$29.00

---

\*\*\*\*\* **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: 2024000147055  
Receipt Number: 20241126000298  
Recorded Date/Time: November 26, 2024 10:06 AM  
User: Abby H  
Station: Station 7

**Record and Return To:**

GOODWIN & COMPANY  
PO BOX 203310  
AUSTIN TX 78720-3310



**STATE OF TEXAS**  
**Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX