

**Denton County
Juli Luke
County Clerk**

Instrument Number: 95530

ERecordings-RP

CERTIFICATE

Recorded On: August 26, 2025 02:40 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: 95530
Receipt Number: 20250826000478
Recorded Date/Time: August 26, 2025 02:40 PM
User: Michael T
Station: Station 34

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 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Settlers Village Townhomes
2. **Name of the Association:** Denton Settlers Village Townhomes Association, Inc.
3. **Condominium Location:** 381 Busher Dr., Lewisville, TX 75067
4. **Recording data for the Declaration:**
 1. Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005-106433;
 2. First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005-122339;
 3. Second Amendment to the Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2014-5643, Official Public Records of Denton County, Texas.
5. **Mailing Address of the Association:** Denton Settlers Village Townhomes Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
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://ddsv.sites.townsq.io/> 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:

Working Capital: \$200
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
Refinance Fee: \$120
Statement of Account: \$120
Rush Covenant Compliance Inspection Fee: \$300
Transfer Fees: \$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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Denton Settlers Village
Townhomes Association, Inc., Duly, Authorized Agent
Signed: August 17, 2025

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 August 17, 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

