

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:
Wolf Court Owners Association

1. **Name of the Subdivision:** Bent Creek
2. **Name of the Association:** Bent Creek Property Owners' Association
3. **Recording data for the Subdivision:**

Bent Creek, according to the plat recorded in Instrument no. 198500327078, Volume 85032, Page 3807, Official Public Records of Dallas County, Texas.

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

Documents recorded in Instrument Number 198400485162, Volume 84048, Page 3242, Amendment to Declaration, Instrument Number 200001017024, Volume 2000110, Page 937, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Bent Creek Property Owners' 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

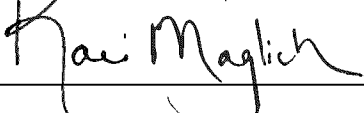
7. **Website address where all dedicatory instruments can be found:**

<https://dben.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:**

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 Dallas 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 Bent Creek Property Owners' Association,
Duly Authorized Agent
Signed: January 7, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

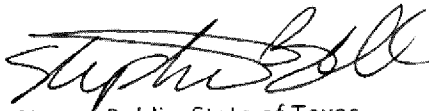
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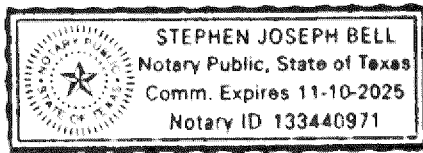
COUNTY OF DALLAS

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This instrument was signed before me on 1/17/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500013305

eRecording - Real Property

Recorded On: January 22, 2025 02:49 PM

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: 202500013305
Receipt Number: 20250122000688
Recorded Date/Time: January 22, 2025 02:49 PM
User: Pamela G
Station: CC149

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.