

## **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:** Timber Brook West
2. **Name of the Association:** Timber Brook West Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Timber Brook West Homeowners Association, Inc., according to the plat recorded in Document number 2008-0199084, Cabinet P, Pages 186-187, Official Public Records of Collin County, Texas.

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

Documents recorded in 97-0019795, 1990075657, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Timber Brook West 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](mailto:Info@goodwintx.com)

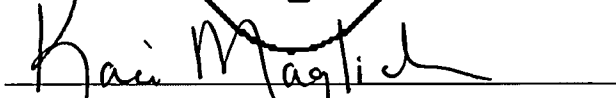
7. **Website address where all dedicatory instruments can be found:**

<https://dtbw.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:**

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 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 Timber Brook West Homeowners Association, Inc., Duly Authorized Agent  
Signed: January 2, 2025

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

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

STATE OF TEXAS

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§  
§

COUNTY OF COLLIN

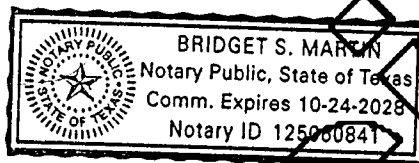
This instrument was signed before me on January 2, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

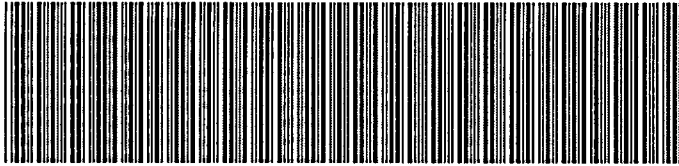
Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Unofficial



\*VG-22-2025-2025000014946\*

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

**Instrument Number: 2025000014946**

Real Property

CERTIFICATE

Recorded On: February 10, 2025 09:05 AM

Number of Pages: 1

**" 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: 2025000014946

Receipt Number: 20250210000238

Recorded Date/Time: February 10, 2025 09:05 AM

User: Abby H

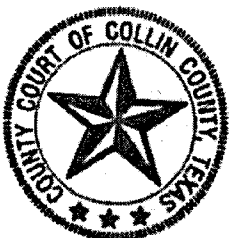
Station: Station 7

**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