

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:** University Place

2. **Name of the Association:** UPD Homeowner's Association, Inc.

3. **Recording data for the Subdivision:**

1. University Place Addition, Phase 1 - recorded in Document no. 2017-561;
2. University Place Addition, Phase 2 - recorded in Document no. 2017-541;
3. University Place Addition, Phase 3 - recorded in Document no. 2018-287;
4. University Place Addition, Phase 4 - recorded in Document no. 201800250471;
5. University Place Addition, Phase 5 - recorded in Document no. 2020-706;
6. University Place Addition, Phase 6 - recorded in Document no. 202000287556, Official Public Records of Dallas County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for University Place Homeowners Association, Inc., recorded in Document no. 201600072624, Official Public Records of Dallas County, Texas.
2. Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place, recorded in Document no. 20170324000380490, Official Public Records of Dallas and Collin County, Texas.
3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place, recorded in Document no. 201700084680, Official Public Records of Dallas and Collin County, Texas.
4. University Place Townhomes Subordinate Declaration of Covenants, Conditions and Restrictions recorded in Document no. 20170503000571560, Official Public Records of Collin County, Texas.
5. University Place Townhomes Adoption of Working Capital, recorded in Document no. 20170512000613150, Official Public Records of Collin County, Texas.
6. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place, recorded in Document no. 20200403000482700, Official Public Records of Collin County, Texas.
7. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for University Place, recorded in Document no. 202000090931, Official Public Records of Dallas County, Texas.
8. Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for UPD Homeowner's Association, Inc., recorded in Document no. 2021116002340030, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** UPD Homeowner's 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@goodwin-co.com

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

<https://dupdh.sites.townsq.io/> or <https://goodwin-co.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: \$250
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
Transfer Fee: \$340

This management certificate is filed of record in Dallas & 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for UPD Homeowner's Association, Inc., Duly
Authorized Agent
Signed: October 17, 2025

AFTER RECORDING RETURN TO:

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

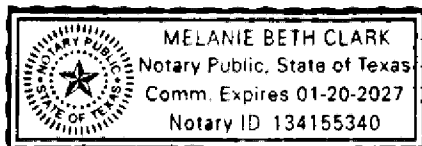
STATE OF TEXAS

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COUNTY OF DALLAS & COLLIN

This instrument was signed before me on 10/17/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*
Notary Public, State of Texas



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

Instrument Number: 202500226422

eRecording - Real Property

Recorded On: October 27, 2025 11:28 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: 202500226422
Receipt Number: 20251027000369
Recorded Date/Time: October 27, 2025 11:28 AM
User: Thelma B
Station: Cc133

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, likely of John F. Warren, the Dallas County Clerk.