

## **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:** Ridgecove

2. **Name of the Association:** Homeowners' Association of Ridgecove, Inc.

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

Ridgecove, according to the plat recorded in Volume 98137, Page 110, Official Public Records of Dallas County, Texas.

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

Documents recorded in 279685, 453725, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Homeowners' Association of Ridgecove, 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://doar.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

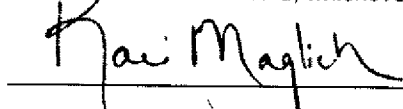
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 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 Homeowners' Association of Ridgecove, Inc., Duly Authorized Agent  
Signed: November 25, 2024

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

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

STATE OF TEXAS

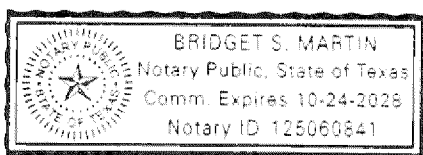
COUNTY OF DALLAS

§  
§  
§

This instrument was signed before me on November 25, 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



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

---

**Instrument Number:** 202400246681

eRecording - Real Property

Recorded On: December 06, 2024 11:15 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: 202400246681  
Receipt Number: 20241205000922  
Recorded Date/Time: December 06, 2024 11:15 AM  
User: Sebastian O  
Station: Cc145

**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