

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:** Alhamra Valley

2. **Name of the Association:** Alhamra Valley Homeowners Association, Inc.

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

Alhamra Valley, according to the map or plat recorded in Document no. 201300033020, Official Public Records of Dallas County, Texas.

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

1. Declaration of Covenants, Conditions & Restrictions, recorded under Instrument no. 201400185820;
2. First Amendment to the Declaration of Covenants, Conditions & Restrictions, recorded under Instrument no. 201700097152;
3. Second Amendment to the Declaration of Covenants, Conditions & Restrictions, recorded under Instrument no. 201900311946;
4. Third Amendment to the Declaration of Covenants, Conditions & Restrictions, recorded under Instrument no. 202000288451, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Alhamra Valley 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@goodwin-co.com

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

<https://dalhv.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: Equal to ¼ of the Annual Assessment
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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Alhamra Valley Homeowners Association,
Inc., Duly Authorized Agent
Signed: July 28, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was signed before me on 7/28/25, 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: 202500160460

eRecording - Real Property

Recorded On: August 01, 2025 09:18 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: 202500160460
Receipt Number: 20250731000831
Recorded Date/Time: August 01, 2025 09:18 AM
User: Natasha R
Station: Cc139

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", located to the right of the printed name and title.