Denton County
Juli Luke
County Clerk

Instrument Number: 41996

ERecordings-RP

MISCELLANEOUS

Recorded On: March 22, 2022 08:57 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	41996
Receipt Number:	20220321000960
Recorded Date/Time:	March 22, 2022 08:57 AM
User:	Kraig T
Station:	Station 25

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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:** The Vintage Phase 1 A

2. **Name of the Association:** The Vintage Phase One A Homeowners Association, Inc.

3. **Recording data for the Subdivision:** Vintage Phase One, according to the plat recorded in the document 201700349166, Offical Public Records of Denton County, Texas

4. **Recording data for the Declaration and Declaration amendments:** Document 020864, 2004-19461, 109499, 142209, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** The Vintage Phase One A 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

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

   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:**

   Working Capital Contribution 418
   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: $275

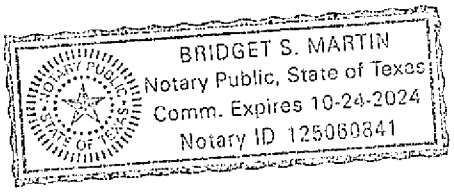
This management certificate is filed of record in Denton County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

By: Drew Sanders, Managing Agent for The Vintage Phase One A Homeowners Association, Inc., Duly Authorized Agent
Signed: March 10, 2022

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was signed before me on March 16, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024