Denton County
Juli Luke
County Clerk

Instrument Number: 12618

ERecordings-RP

MISCELLANEOUS

Recorded On: February 07, 2024 03:28 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:	12618
Receipt Number:	20240207000541
Recorded Date/Time:	February 07, 2024 03:28 PM
User:	Diana P
Station:	Station 17

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 Ventana of Hickory Creek

2. **Name of the Association**: The Ventana of Hickory Creek Townhome Association, Inc.

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

   Ventana of Hickory Creek, according to the final plat recorded in Document no. 2022-126, Official Public Records of Denton County, Texas.

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

   Documents recorded in Document no. 2023-70459, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** The Ventana of Hickory Creek Townhome 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: equal to 2 months assessments
   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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for The Ventana of Hickory Creek Townhome Association, Inc., Duly Authorized Agent
Signed: February 7, 2024

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 February 7, 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: 10/24/2024

BRIDGET S. MARTIN
Notary Public, State of Texas
Comm. Expires 10-24-2024
Notary ID 125060841