

## **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:  
Wolf Court Owners Association

1. **Name of the Subdivision:** Rustic Oaks Estates
2. **Name of the Association:** The Rustic Oaks Estates Homeowners Association
3. **Recording data for the Subdivision:**

The Rustic Oaks Estates Homeowners Association, Phase 1, according to the plat recorded in Instrument Number 200001102587, Book 2000160, Page 5677, The Rustic Oaks Estates Homeowners Association, Phase 2, according to the plat recorded in Instrument Number 200201760282, Book 2002056, Page 73, The Rustic Oaks Estates Homeowners Association, Phase 3, according to the plat recorded in Instrument Number 200202108846, Book 2002241, Page 10, The Rustic Oaks Estates Homeowners Association, Phase 4, according to the plat recorded in Instrument Number 200302445385, Book 2003144, Page 47, Official Public Records of Dallas County, Texas..

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

Documents recorded in 1055314, 3088112, 2763591, 2763588, 1828602, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** The Rustic Oaks Estates Homeowners Association, 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)

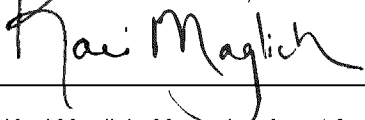
7. **Website address where all dedicatory instruments can be found:**

<https://droe.sites.townsq.io/> or [www.goodwintx.com](http://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 The Rustic Oaks Estates Homeowners Association, Duly Authorized Agent  
Signed: January 7, 2025

<b><u>AFTER RECORDING RETURN TO:</u></b>
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<b>Goodwin &amp; Company</b> <b>PO Box 203310</b> <b>Austin, TX 78720-3310</b>
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STATE OF TEXAS

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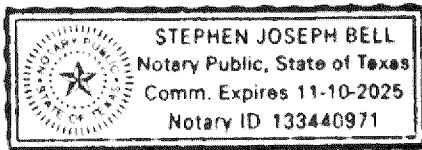
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COUNTY OF DALLAS

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This instrument was signed before me on 1/7/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



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

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**Instrument Number:** 202500013291

eRecording - Real Property

Recorded On: January 22, 2025 02:41 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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: 202500013291  
Receipt Number: 20250122000676  
Recorded Date/Time: January 22, 2025 02:41 PM  
User: Blanca M  
Station: CC137.dal.ccdc

**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.