

Denton County
Juli Luke
County Clerk

Instrument Number: 42368

ERecordings-RP

CERTIFICATE

Recorded On: March 22, 2022 11:46 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: 42368
Receipt Number: 20220322000505
Recorded Date/Time: March 22, 2022 11:46 AM
User: Michele B
Station: Station 10

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:** Waterford Park
2. **Name of the Association:** Waterford Park Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Waterford Park Homeowners Association, Inc., Phase 1, according to the plat recorded in the document 96-R0012862, Volume M, Page 16, Waterford Park Homeowners Association, Inc., Phase 1A, according to the plat recorded in the document 96-R0012861, Volume M, Page 15, Waterford Park Homeowners Association, Inc., Phase 2, according to the plat recorded in the document 082516, Volume 4172, Page 522, Waterford Park Homeowners Association, Inc., Phase 3, according to the replat recorded in the document 2013-114, Official Public Records of Denton County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 2013-71126, 2004-45886, 2003-R0030490, 96-12863, 064116, Official Public Records of Denton County, Texas.
5. **Name and mailing address of the Association:** Waterford Park 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:**
HOA Transfer Fee 185
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 Waterford Park 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

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COUNTY OF DENTON

This instrument was signed before me on March 10, 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

