

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** 3321 Rosedale
2. **Name of the Association:** 3321 Rosedale Condominium Association
3. **Condominium Location:** 3321 Rosedale Ave., Dallas, TX 75205
4. **Recording data for the Declaration:**

Declaration of Condominium Regime for 3321 Rosedale recorded in Volume 2004112, Page 13196, Official Public Records of Dallas County, Texas.

5. **Mailing Address of the Association :** 3321 Rosedale Condominium Association , c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company  
PO Box 203310, Austin, TX  
855.289.6007  
[Info@goodwin-co.com](mailto:Info@goodwin-co.com)

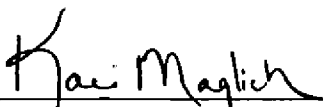
7. **Website address where all dedicatory instruments can be found:**

<https://dros.sites.townsq.io/> or [www.goodwin-co.com](http://www.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: \$500  
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 Fees: \$340  
Refinance Fee - \$120  
Statement of Account - \$120

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 : 3321 Rosedale Condominium Association , Duly, Authorized Agent  
Signed: August 29, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

COUNTY OF DALLAS

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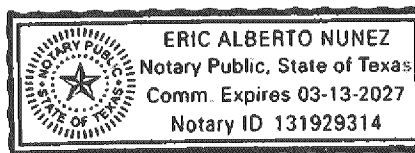
This instrument was signed before me on August 29, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name:

Eric Nunez



My Commission Expires: 3/13/2027

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

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**Instrument Number:** 202500194458

eRecording - Real Property

**Recorded On:** September 16, 2025 08:37 AM

**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:** 202500194458  
**Receipt Number:** 20250915001237  
**Recorded Date/Time:** September 16, 2025 08:37 AM  
**User:** Javen H  
**Station:** Cc136

**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.