

## **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:** Hamptons
2. **Name of the Association:** The Hamptons Estates Owners Association, Inc.
3. **Recording data for the Subdivision:**

Hamptons, according to the map or plat described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, recorded in Volume 87100, Page 2740, The Hamptons at Valley Ranch, according to the plat recorded in Volume 86171, Page 2544, The Hamptons at Valley Ranch Revised, according to the plats recorded in Volume 87049, Page 1536, Volume 87098, Page 2330, Volume 98047, Page 4599, Official Public Records of Dallas County, Texas.

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

Documents recorded in Volume 87100, Pages 2737-2771, Volume 86226, Page 0934, Volume 88103, Page 0858, Volume 89115, Page 2810, Volume 90090, Page 2328, Volume 84088, Page 1296, Volume 842200, Page 0902, Volume 84239, Page 0911, Volume 85003, Page 0371, Volume 85003, Page 0376, Volume 85011, Page 3330, Volume 85062, Page 1080, Volume 85049, Page 0414, Volume 85037, Page 0597, Volume 85049, Page 0425, Volume 85108, Page 4332, Volume 85161, Page 3630, Volume 86161, Page 2612, Volume 89157, Page 4750, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** The Hamptons Estates Owners 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**

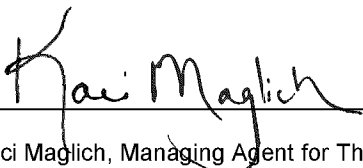
7. **Website address where all dedicatory instruments can be found:**

<https://dhpe.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 Hamptons Estates Owners Association, Inc., Duly Authorized Agent  
Signed: April 9, 2025

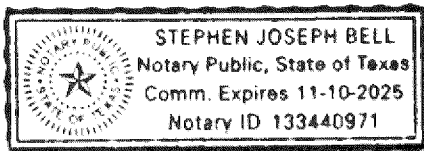
<b>AFTER RECORDING RETURN TO:</b>
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<b>Goodwin &amp; Company</b> <b>PO Box 203310</b> <b>Austin, TX 78720-3310</b>
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STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

This instrument was signed before me on 4/9/25, 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:** 202500076010

eRecording - Real Property

**Recorded On:** April 15, 2025 09:31 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:** 202500076010  
**Receipt Number:** 20250414001129  
**Recorded Date/Time:** April 15, 2025 09:31 AM  
**User:** Thelma B  
**Station:** Cc133

**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.