


MARY LOUISE NICHOLSON
COUNTY CLERK

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:

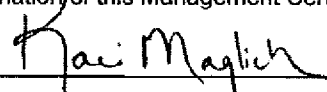
1. **Name of the Condominium/Subdivision:** Pebblebrook Village Condominium
2. **Name of the Association:** Pebblebrook Village Homeowners' Association, Inc.
3. **Condominium Location:** 950 Bridges Drive, Arlington, TX 76012
4. **Recording data for the Declaration:**
 1. Declaration Creating and Establishing a Condominium Under The Texas Uniform Condominium Act for Pebblebrook Village Condominium, recorded in Document no. 0Z0260341;
 2. First Amendment to Declaration for Pebblebrook Village, recorded in Volume 26, Page 57; Official Public Records of Tarrant County, Texas.
5. **Mailing Address of the Association:** Pebblebrook Village Homeowners' Association, Inc., 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@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**

<https://dbbvh.sites.townsq.io/> or 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
Refinance Fee: \$120
Statement of Account: \$120
Rush Covenant Compliance Inspection Fee: \$300
Transfer Fees: \$340
Access Deactivation Fee: \$20

This management certificate is filed of record in Tarrant 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 Pebblebrook Village Homeowners' Association, Inc., Duly, Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

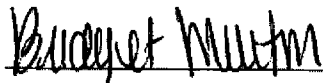
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

This instrument was signed before me on August 15, 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: Bridget Martin

My Commission Expires: 10/24/2028

