

## **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:** La Villita Condominiums
2. **Name of the Association:** La Villita Condominium Community, Inc.
3. **Condominium Location:** 673 Senda, Irving, TX 75039
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070057137;
  2. First Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070112693;
  3. Second Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070167251;
  4. Third Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070168668;
  5. Fourth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070203188;
  6. Fifth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070270478;
  7. Sixth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070340855;
  8. Seventh Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070401295;
  9. Eight Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20070442974;
  10. Ninth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20080080642;
  11. Tenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20080093285;
  12. Eleventh Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20080277444;
  13. Twelfth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 20080351040;

14. Thirteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 200900014591;
15. Fourteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 200900028875;
16. Fifteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 200900077968;
17. Sixteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 200900344677;
18. Seventeenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201000148994;
19. Eighteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201000304944 ;
20. Nineteenth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201100297760;
21. Twentieth Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201100317308;
22. Twenty First Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201100322537;
23. 22nd Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201200160512;
24. 23rd Amendment to Declaration of Condominium Regime for La Villita Condominiums by Cityhomes, recorded in Document no. 201300327932, Official Public Records of Dallas County, Texas.

5. **Mailing Address of the Association:** La Villita Condominium Community, 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](mailto:Info@goodwintx.com)**

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

<https://divcc.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:**

Working Capital: Equal to 2 Months Assessments  
Reserve Contribution: Equal to 1 Monthly Assessment  
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

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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for La Villita Condominium  
Community, Inc., Duly, Authorized Agent  
Signed: August 20, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF DALLAS

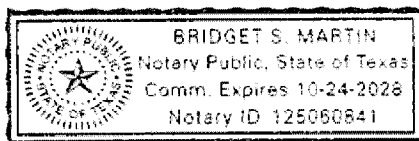
This instrument was signed before me on August 20, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



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

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**Instrument Number:** 202500193240

eRecording - Real Property

**Recorded On:** September 15, 2025 10:25 AM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 202500193240  
**Receipt Number:** 20250915000045  
**Recorded Date/Time:** September 15, 2025 10:25 AM  
**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", is written over a horizontal line.