

## **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:** Grand Traditions at Stonebridge Ranch
2. **Name of the Association:** Grand Traditions at Stonebridge Ranch Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Grand Traditions at Stonebridge, according to the plat recorded in Instrument Number 20010313000264150, Page 2539, Book 4874, Plat Records, Collin County, Texas.

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

Documents recorded in 20010012783, 2000-0132145, 92-0076613, 2015092300127380 Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Grand Traditions at Stonebridge Ranch 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](mailto:Info@goodwintx.com)

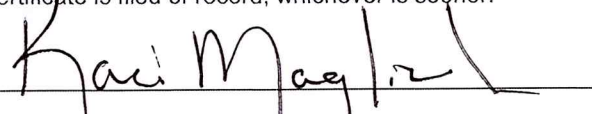
7. **Website address where all dedicatory instruments can be found:**

<https://dgts.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 Collin 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 Grand Traditions at Stonebridge Ranch  
Homeowners Association, Inc., Duly Authorized Agent  
Signed: January 11, 2025

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

COUNTY OF COLLIN

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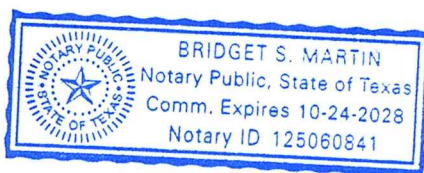
This instrument was signed before me on January 11, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

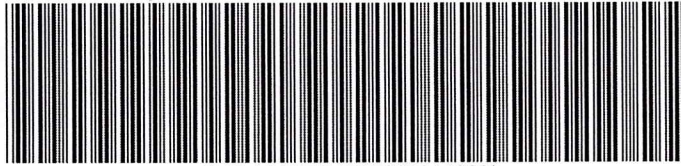
*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





\*VG-48-2025-2025000014930\*

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000014930

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 10, 2025 09:00 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: 2025000014930  
Receipt Number: 20250210000086  
Recorded Date/Time: February 10, 2025 09:00 AM  
User: Amanda J  
Station: Station 6

**Record and Return To:**

GOODWIN & COMPANY  
PO BOX 203310  
AUSTIN TX 78720-3310



**STATE OF TEXAS**

**Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX