

Denton County
Juli Luke
County Clerk

Instrument Number: 41653

ERecordings-RP

MISCELLANEOUS

Recorded On: March 21, 2022 11:24 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 41653
Receipt Number: 20220321000514
Recorded Date/Time: March 21, 2022 11:24 AM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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:** Stardust Ranch
2. **Name of the Association:** Stardust Ranch Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Stardust Phase One, according to the plat recorded in document 2001-74789, Volume T, Page 349, Plat Records, Denton County, Texas
4. **Recording data for the Declaration and Declaration amendments:** Documents 2004-153768, 2006-55185, 2004-153769, 067353, 044667, Deed Records, Denton County, Texas
5. **Name and mailing address of the Association:** Stardust 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

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

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: \$275

This management certificate is filed of record in Denton 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: Drew Sanders, Managing Agent for Stardust Ranch Homeowners Association, Inc., Duly Authorized Agent
Signed: March 10, 2022

AFTER RECORDING RETURN TO:

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

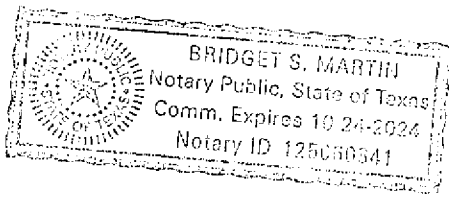
STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024



Package Summary Recording Report

Report generated: Wed, 30 Mar 2022 03:47 PM CDT

Package: DSTA - Stardust Ranch HOA, Inc. - Management Certificate - 688B9998-B673-F8E9-4B87-C4D6D2EFD976

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Denton County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Stardust Ranch	Other	3	Recorded	E 41653	Mon 03/21/2022 11:24 AM CDT	34.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DSTA-Stardust Ranch Phase I HOA (ACH *****4229)	34.00
Submission Fees	DSTA-Stardust Ranch Phase I HOA (ACH *****4229)	4.25
Sales Taxes	DSTA-Stardust Ranch Phase I HOA (ACH *****4229)	0.29
Total Fees:		38.54

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604