

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:** Tanglewood Townhomes
2. **Name of the Association:** The Tanglewood Condominium Owners Association, Inc
3. **Condominium Location:** 3002 Mahanna Springs, Dallas, TX 75235
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Tanglewood Townhomes recorded in Document no. 197200382345, Vol. 72141, Pg.1607.
 2. Notice of Filing Dedicatory Instruments for Tanglewood Townhomes recorded in Document no. 201000049149.
 3. Resolution Supplement to Declaration Document for Tanglewood Townhomes recorded in Document no. 201400160066.
 4. Addendum to Enabling Declaration Document for Tanglewood Townhomes recorded in Document no. 201400235992.
 5. Amendment to the Amendment No.1 to Enabling Declaration Document for Tanglewood Townhomes recorded in Document no. 201500035038, Official Public Records of Dallas County, Texas.
5. **Mailing Address of the Association:** : The Tanglewood Condominium Owners 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@goodwin-co.com
7. **Website address where all dedicatory instruments can be found:**

<https://dtwt.sites.townsq.io/> or www.goodwin-co.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 Fees: \$340
Refinance Fee: \$120
Statement of Account: \$120
Rush Covenant Compliance Inspection Fee: \$300

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 : The Tangiewood Condominium
Owners Association, Inc., Duty, Authorized Agent
Signed: August 27, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF DALLAS

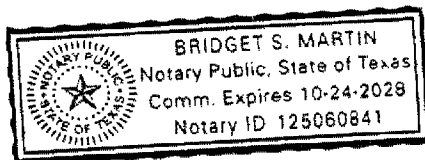
This instrument was signed before me on August 27, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

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**

Instrument Number: 202500191321

eRecording - Real Property

Recorded On: September 12, 2025 08:08 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500191321
Receipt Number: 20250911000552
Recorded Date/Time: September 12, 2025 08:08 AM
User: Kevin T
Station: CC123.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", located to the right of the printed name and title.