

### **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:** Oaks on the Ridge I
2. **Name of the Association:** Oaks on the Ridge I
3. **Condominium Location:** Irving Dallas TX 75038
4. **Recording data for the Declaration:**

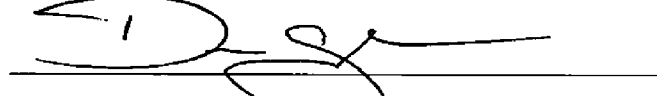
Documents recorded in Volume 83169, Page 4557, Volume 83169, Page 4478, Volume 84039, Page 1900, Official Public Records of Dallas County, Texas.

5. **Mailing Address of the Association:** Oaks on the Ridge I, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Designated Representative:** Matt Gibson, PO Box 203310, Austin, TX 78720-3310

Website: <https://door1.sites.townsc.io/1>  
Toll Free: (855)289-6007

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.



By: Drew Sanders, Managing Agent for Oaks on the Ridge I,  
Duly, Authorized Agent  
Signed: February 6, 2023

**AFTER RECORDING RETURN TO:**

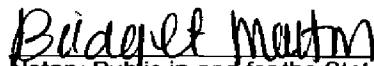
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

STATE OF TEXAS

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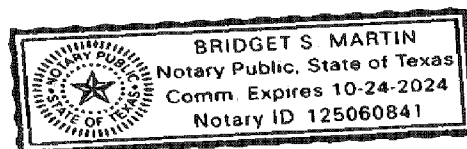
COUNTY OF DALLAS

This instrument was signed before me on February 17, 2023 and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.



Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



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

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**Instrument Number:** 202300053980

eRecording - Real Property

Recorded On: March 21, 2023 11:32 AM

Number of Pages: 2

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

Total Recording: \$26.00

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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: 202300053980  
Receipt Number: 20230321000374  
Recorded Date/Time: March 21, 2023 11:32 AM  
User: Lynn G  
Station: CC53

**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.

## Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:34 PM CDT

**Package:** DOOR1 - Oaks on the Ridge I - Management Certificate - 6C58991E-00A4-3310-126F-EB687F7039D8

**Status:** Recorded

**Submitter:** Goodwin Management, Inc. (TXTK8M)

**Recipient:** Dallas County, TX

### *Documents*

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Oaks on the Ridge I	Other	2	Recorded	E 202300053980	Tue 03/21/2023 11:32 AM CDT	26.00

### *Fees*

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DOOR1 - Oaks on the Ridge I (ACH *****2518)	26.00
Submission Fees	DOOR1 - Oaks on the Ridge I (ACH *****2518)	4.25
Sales Taxes	DOOR1 - Oaks on the Ridge I (ACH *****2518)	0.29
<b>Total Fees:</b>		<b>30.54</b>

### **Questions Contact:**

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