

### **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:** The Cedars
2. **Name of the Association:** The Cedars HOA, Inc.
3. **Recording data for the Subdivision:**

The Cedars Phase IV, according to the plat recorded in Document Number 2005-13200, The Cedars Phase V, according to the plat recorded in Document Number 2006-7796, Plat Records, Hunt County, Texas.

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

Documents recorded in 13719, 2018-18764, 201819223, Official Public Records of Hunt County, Texas.

5. **Name and mailing address of the Association:** The Cedars HOA, 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://dtch.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 Hunt 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.

  
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By: Kaci Maglich, Managing Agent for The Cedars HOA, Inc., Duly Authorized Agent

Signed: January 11, 2025

**AFTER RECORDING RETURN TO:**

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

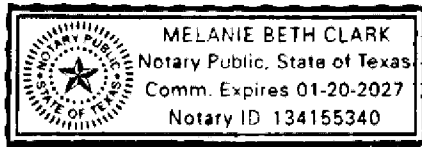
STATE OF TEXAS

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COUNTY OF HUNT

This instrument was signed before me on 1/11/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me and was duly  
RECORDED in the Records of Hunt County, Texas

2025-01835

02/03/2025 08:20:27 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk  
Hunt, TX