

## **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:** 509 Elm Place
2. **Name of the Association:** 509 Elm Place Residences Association, Inc.
3. **Recording data for the Subdivision:**

509 Elm Place; Instrument Number 201300122324, Recorded on 04/19/2013, First Amendment Instrument Number, 201300180949, Recorded on 06/10/2013, Second Amendment Instrument Number 201400020883, Recorded on 01/28/2014, Third Amendment Instrument Number 201400036062, Fourth Amendment Instrument Number 201400223164, Recorded on 09/02/2014, Fifth Amendment Instrument Number 201400223163, Recorded on 09/02/2014, Sixth Amendment Instrument Number 201600258607, Recorded on 09/16/2016, All Recorded in the Condominium Records of Dallas County, Texas, as it may be amended or supplemented.

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

Documents recorded in 637654, 4920087, 201600258607, 201400223164, 201400223163, 201400036062, 201400020883, 2329542, 1184440, 684527, 637660, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** 509 Elm Place Residences 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)

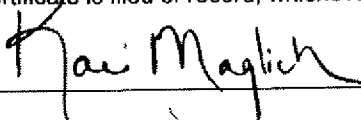
7. **Website address where all dedicatory instruments can be found:**

<https://depr.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 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: Kaci Maglich, Managing Agent for 509 Elm Place Residences Association, Inc., Duly Authorized Agent  
Signed: November 20, 2024

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

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

STATE OF TEXAS

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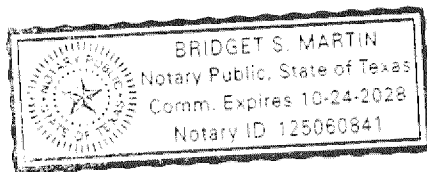
COUNTY OF DALLAS

This instrument was signed before me on November 20, 2024, 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**

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**Instrument Number:** 202400238975

eRecording - Real Property

Recorded On: November 25, 2024 11:13 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: 202400238975  
Receipt Number: 20241125000114  
Recorded Date/Time: November 25, 2024 11:13 AM  
User: Natasha R  
Station: Cc139

**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.