

## **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:** Bent Tree Royal Townhomes
2. **Name of the Association:** Bent Tree Royal Homeowner's Association, Inc.
3. **Recording data for the Subdivision:**

Bent Tree Royal Phase 1, according to the plat recorded in Volume 74239, Page 2643, Official Public Records of Dallas County, Texas.

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

Document located in Volume 76231, Page 2000-2023, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Bent Tree Royal Homeowner's 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)

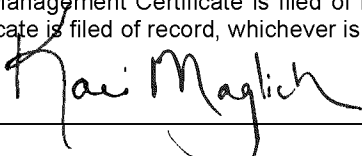
7. **Website address where all dedicatory instruments can be found:**

<https://dbtr.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 Bent Tree Royal Homeowner's Association, Inc., Duly Authorized Agent  
Signed: January 18, 2025

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|---|
| <b>AFTER RECORDING RETURN TO:</b><br><b>Goodwin &amp; Company</b><br><b>PO Box 203310</b><br><b>Austin, TX 78720-3310</b> |
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STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was signed before me on 1/18/25, 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



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

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**Instrument Number:** 202500020252

eRecording - Real Property

Recorded On: February 03, 2025 08:26 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: 202500020252  
Receipt Number: 20250131001001  
Recorded Date/Time: February 03, 2025 08:26 AM  
User: Tineka S  
Station: Cc102

**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