

## **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:** Bois D'Arc Shores

2. **Name of the Association:** Bois D'Arc Shores Property Owners Association, Inc

3. **Recording data for the Subdivision:**

Bois d'Arc Shores, according to the plat or map recorded in Cabinet D, Slide 83, Document no. 2023000036, Official Public Records of Fannin County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for Bois D'Arc Shores, recorded under Clerk's Document no. 2023-007155, Official Public Records of Fannin County, Texas.
2. Correction Instrument to the Declaration, recorded under Clerk's Document no. 2023-008046, Official Public Records of Fannin County, Texas.
3. First Amended Declaration of Covenants, Condition and Restrictions for Bois D'Arc Shores, recorded under Clerk's Document no. 2024002664, Official Public Records of Fannin County, Texas.

5. **Name and mailing address of the Association:** Bois D'Arc Shores Property Owners 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://cbrdas.sites.townsga.gov/> 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 Fannin 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 Bois D'Arc Shores Property Owners  
Association, Inc., Duty Authorized Agent  
Signed: April 24, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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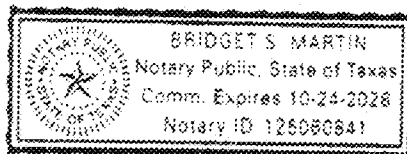
COUNTY OF FANNIN

This instrument was signed before me on April 24, 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





**FILED AND RECORDED**  
Fannin County, Texas  
Jenny L Garner, County Clerk  
101 E. Sam Rayburn Dr. #102  
Bonham, Tx 75418

FILING AND RECORDING DATE: 05/23/2025 12:42PM

Receipt # 4066492

RECORDING FEE: 29.00

DocId 8089919

Instrument Number: 2025003023

Received By: VICKIE MILLER

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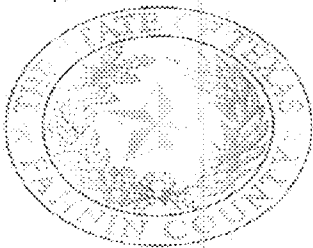
Parties: BOIS D'ARC SHORES PROPERTY OWNERS ASSOCIATION INC

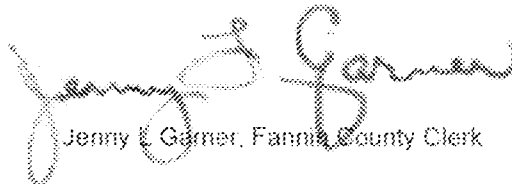
To: BOIS D'ARC SHORES

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**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*

I hereby certify that this instrument was FILED AND RECORDED on the date and time stamped hereon and FILED AND RECORDED in the OFFICIAL PUBLIC RECORDS of Fannin County, Texas.



  
Jenny L. Garner, Fannin County Clerk

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of

FILED AND RECORDED  
In the Official Public Records  
of Fannin County Texas  
Jenny L. Garner, Fannin County Clerk  
Document #: 2025003023  
05/23/2025 12:42:42 PM  
As CERTIFICATE  
Number of Pages: 3  
Receipt #: 8089919

By: VICKIE MILLER  
Deputy