

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 26642

ERecordings-RP

MISCELLANEOUS

Recorded On: March 17, 2025 10:45 AM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$33.00

---

\*\*\*\*\* 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: 26642  
Receipt Number: 20250317000045  
Recorded Date/Time: March 17, 2025 10:45 AM  
User: Jennifer K  
Station: Station 38

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

## **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 Vintage Phase 1 A
2. **Name of the Association:** The Vintage Phase One A Homeowners Association
3. **Recording data for the Subdivision:**

Vintage Phase One, according to the plat recorded in the document 201700349166, Official Public Records of Denton County, Texas

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

Document 020864, 2004-19461, 109499, 142209, Official Public Records of Denton County, Texas.

5. **Name and mailing address of the Association:** The Vintage Phase One A Homeowners Association, 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)

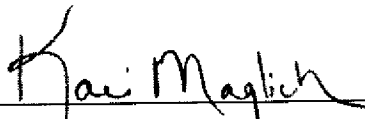
7. **Website address where all dedicatory instruments can be found:**

<https://dtvp.sites.townsq.io/0> 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:**

Working Capital - equal to 1 x Annual Assmt: \$507.68  
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 Fees: \$340  
Access Deactivation Fee: \$20

This management certificate is filed of record in Denton 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 The Vintage Phase One  
A Homeowners Association, Duly Authorized Agent  
Signed: March 10, 2025

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

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

STATE OF TEXAS

§

COUNTY OF DENTON

§

§

This instrument was signed before me on March 10, 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

