

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:** Pebble Brook at Willow Bend
2. **Name of the Association:** Pebble Brook at Willow Bend Homeowners Association
3. **Recording data for the Subdivision:**

Pebble Brook at Willow Bend, according to the plat recorded in Clerk's File no. 92-0038989, Official Public Records of Collin County, Texas.

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

Documents 97-0052380, Official Public Records of Collin County, Texas.

5. **Name and mailing address of the Association:** Pebble Brook at Willow Bend 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

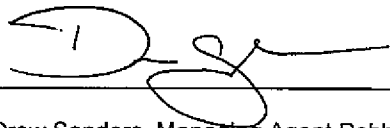
7. **Website address where all dedicatory instruments can be found:**

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: \$275

This management certificate is filed of record in Collin 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: Drew Sanders, Managing Agent Pebble Brook at Willow Bend Homeowners Association., Duly Authorized Agent
Signed: June 15, 2022

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF COLLIN

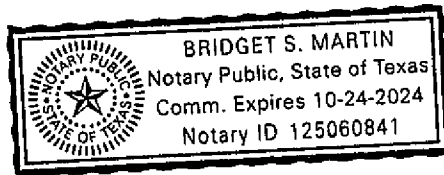
This instrument was signed before me on June 15, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000111358

eRecording - Real Property

CERTIFICATE

Recorded On: July 19, 2022 10:22 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 2022000111358
Receipt Number: 20220719000053
Recorded Date/Time: July 19, 2022 10:22 AM
User: Donna F
Station: Station 12

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

