

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Condominium/Subdivision: Woodshire Court

2. Name of the Association: Woodshire Court Homeowners Association

3. Condominium Location: 3235 Cole Ave., Dallas, TX 75204

4. Recording data for the Declaration:

1. Declaration of Condominium Regime for Woodshire Court recorded in Volume 96110, page 610, Condominium or Real Property Records of Dallas, County, Texas

5. Mailing Address of the Association: : Woodshire Court Homeowners Association , c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. Name, mailing address, phone number & email for designated representative:

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com

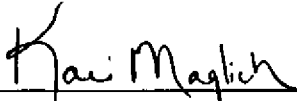
7. Website address where all dedicatory instruments can be found:

<https://dwch.sites.townsq.io/> or www.goodwin-co.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 2 Months Assessments: \$2
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
Refinance Fee - \$120
Statement of Account - \$120

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 : Woodshire Court Homeowners
Association , Duly, Authorized Agent
Signed: August 29, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

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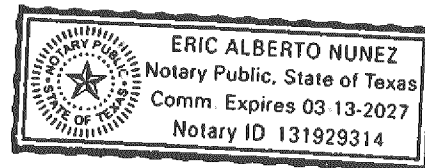
COUNTY OF DALLAS

This instrument was signed before me on August 29th, 2025 and it was acknowledged that this Instrument was signed by
Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2027

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

Instrument Number: 202500196033

eRecording - Real Property

Recorded On: September 17, 2025 09:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** **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: 202500196033
Receipt Number: 20250917000042
Recorded Date/Time: September 17, 2025 09:54 AM
User: Blanca M
Station: CC137.dal.ccdc

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", is written over a horizontal line.