

## **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:** Graff Farms

**2. Name of the Association:** Graff Farms Owners Association

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

Graff Farms, Phase 1B, according to the final plat recorded in Volume 2005155, Page 0011, Graff Farms, Phase 1C, according to the final plat recorded in Document no. 20070216085, Graff Farms, Phase 2, according to the final plat recorded in Document no. 20070216101, Graff Farms, Phase 3, according to the final plat recorded in Document no. 20080274255, Official Public Records of Dallas County, Texas.

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

Documents recorded in Document nos. 20070287780, 20070349832, 200600131038, Official Public Records of Dallas County, Texas.

**5. Name and mailing address of the Association:** Graff Farms Owners 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)

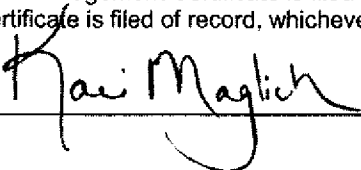
**7. Website address where all dedicatory instruments can be found:**

<https://dgfo.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:**

Reserve Contribution: \$120  
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  
Access Deactivation Fee: \$20

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.

  
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By: Kaci Maglich, Managing Agent for Graff Farms Owners Association, Duly  
Authorized Agent  
Signed: October 28, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF DALLAS

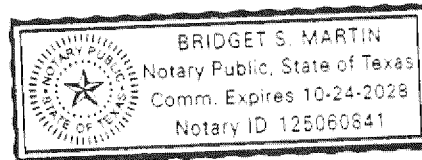
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This instrument was signed before me on October 28, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



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

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**Instrument Number:** 202400220170

eRecording - Real Property

Recorded On: October 31, 2024 08:31 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: 202400220170  
Receipt Number: 20241030000289  
Recorded Date/Time: October 31, 2024 08:31 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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.