

## **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:** Pioneer Hill Townhomes
2. **Name of the Association:** The Homeowners Association at Pioneer Hill, Inc.
3. **Recording data for the Subdivision:**

The Homeowners Association at Pioneer Hill, according to the map or plat recorded under Instrument no. 201400320360, Official Public Records of Dallas County, Texas.

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

The Declaration of Restrictive Covenants for Homeowners Association at Pioneer Hill Subdivision, recorded under Instrument no. 201700127060, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** The Homeowners Association at Pioneer Hill, 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@goodwin-co.com](mailto:Info@goodwin-co.com)

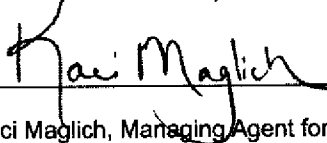
7. **Website address where all dedicatory instruments can be found:**

<https://dpioh.sites.townsq.io/> or <https://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:**

Reserve Fund Contribution: Equal to 2x Monthly Assessments  
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 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 The Homeowners Association at Pioneer Hill, Inc., Duly Authorized Agent  
Signed: July 28, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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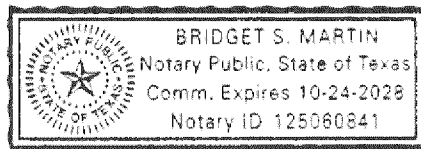
COUNTY OF DALLAS

This instrument was signed before me on July 28, 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



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

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**Instrument Number:** 202500160341

eRecording - Real Property

**Recorded On:** August 01, 2025 08:53 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:** 202500160341  
**Receipt Number:** 20250731000644  
**Recorded Date/Time:** August 01, 2025 08:53 AM  
**User:** Pamela G  
**Station:** CC149

**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, likely of John F. Warren, the Dallas County Clerk.