

## 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)

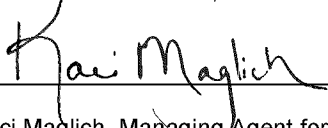
7. **Website address where all dedicatory instruments can be found:**

<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  
Refinance Fee: \$120  
Statement of Account: \$120  
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: August 25, 2025

**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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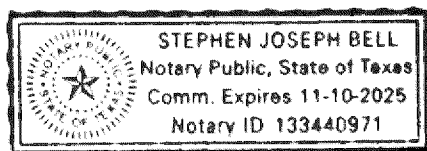
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This instrument was signed before me on 8/25/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:



Notary Public, State of Texas



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

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**Instrument Number:** 202500203781

eRecording - Real Property

**Recorded On:** September 29, 2025 08:07 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:** 202500203781  
**Receipt Number:** 20250926000656  
**Recorded Date/Time:** September 29, 2025 08:07 AM  
**User:** Roger J  
**Station:** CC150

**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 of John F. Warren.