

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### **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:** Cottages at Hutson Oaks
2. **Name of the Association:** Hutson Oaks Homeowners' Association, Inc.
3. **Recording data for the Subdivision:**

Cottages at Hutson Oaks, according to the plat recorded in Document no. D219025862, Official Public Records of Tarrant County, Texas.

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

Documents recorded in Document no. D219034409, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** Hutson Oaks Homeowners' Association, 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@goodwintx.com**

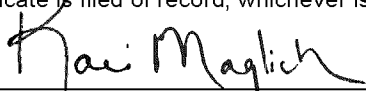
7. **Website address where all dedicatory instruments can be found:**

<https://dhoha.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:**

Working Capital: \$500  
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 Tarrant 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 Hutson Oaks Homeowners' Association, Inc., Duly Authorized Agent  
Signed: January 27, 2025

<b>AFTER RECORDING RETURN TO:</b> <b>Goodwin &amp; Company</b> <b>PO Box 203310</b> <b>Austin, TX 78720-3310</b>
---


STATE OF TEXAS

§  
§  
§

COUNTY OF TARRANT

This instrument was signed before me on 1/27/25, 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