

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:
Wolf Court Owners Association

1. **Name of the Subdivision:** Sunnyvale
2. **Name of the Association:** Sunnyvale Center Property Owners Association
3. **Recording data for the Subdivision:**

Sunnyvale Subdivision One (1), according to the plat recorded in Document No. 199900571760, Sunnyvale Subdivision Two (2), according to the plat recorded in Document No. 200001031311, Sunnyvale Subdivision Three (3), according to the plat recorded in Document No. 200503408410, Sunnyvale Subdivision Four (4), according to the plat recorded in Document No. 200503408404, Sunnyvale Subdivision Five (5), according to the plat recorded in Document No. 200503478498, Sunnyvale Subdivision Six (6), according to the plat recorded in Document No. 200503552520, Sunnyvale Subdivision Seven (7), according to the plat recorded in Document No. 200600191749, Sunnyvale Subdivision Eight (8), according to the plat recorded in Document No. 20080238180, Official Public Records of Dallas County, Texas.

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

Documents recorded in 199900576473, Volume 99093, Page 7953; Supplement to Declaration Document 199900576474, Volume 99093, Page 7978; First Amendment to Dilatation Document 200001047941, Volume 2000129, Page 1583; Second Supplement to Declaration 200001047942, Volume 2000129, Page 1591, Official Public Records of Dallas County, Texas.

5. **Name and mailing address of the Association:** Sunnyvale Center Property 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

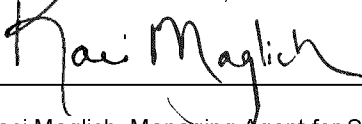
7. **Website address where all dedicatory instruments can be found:**

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

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 Sunnyvale Center Property Owners Association, Duly Authorized Agent
Signed: January 7, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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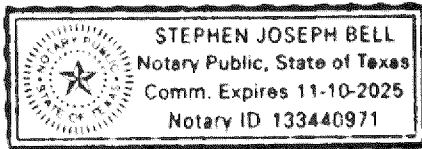
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COUNTY OF DALLAS

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This instrument was signed before me on 1/7/25, 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**

Instrument Number: 202500013286

eRecording - Real Property

Recorded On: January 22, 2025 02:37 PM

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: 202500013286
Receipt Number: 20250122000673
Recorded Date/Time: January 22, 2025 02:37 PM
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, appearing to be "JFW", located to the right of the printed name and title.