

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

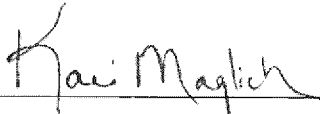
1. **Name of the Condominium/Subdivision:** Pecan Acres Condominiums
2. **Name of the Association:** Pecan Acres Homeowners' Association, Inc.
3. **Condominium Location:** 76013 Pecan Acres Court, Arlington, TX 76013
4. **Recording data for the Declaration:**
  1. Condominium Declaration and Master Deed for Pecan Acres Condominiums, recorded in Book 7, Page 89;
  2. Amendment to Condominium Declaration and Master Deed for Pecan Acres Condominiums, recorded in Volume 8, Page 94;
  3. Amendment to Condominium Declaration and Master Deed for Pecan Acres Condominiums, recorded in Volume 10, Page 21, Official Public Records of Tarrant County, Texas.
5. **Mailing Address of the Association:** Pecan Acres Homeowners' Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
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://deaha.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: Equal to 2 Months 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  
Rush Covenant Compliance Inspection Fee: \$300  
Transfer Fees: \$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 Pecan Acres Homeowners'  
Association, Inc., Duly Authorized Agent  
Signed: August 17, 2025

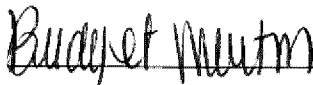
**AFTER RECORDING RETURN TO:****Goodwin & Company****PO Box 203310****Austin, TX 78720-3310**

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was signed before me on August 17, 2025, 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

