

## **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:** The Wycliff Townhomes
2. **Name of the Association:** Wycliff Townhomes Homeowners Association, Inc.
3. **Condominium Location:** 4308 Gilbert Ave., Dallas, TX 75219
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for The Wycliff Townhomes recorded Volume 98115, Page 03111, Document no. 177259.
  2. First Amendment of Declaration document to The Wycliff Townhomes recorded in document no 202000150182.
  3. Second Amendment of Declaration document to The Wycliff Townhomes recorded in document no. 202400042260.
  4. Third Amendment of Declaration document to The Wycliff Townhomes recorded in document no 202400254539, Official Public Records of Dallas County, Texas.
5. **Mailing Address of the Association:** : Wycliff Townhomes 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@goodwin-co.com](mailto:Info@goodwin-co.com)**
7. **Website address where all dedicatory instruments can be found:**

[https //dyth sites townsq.io/](https://dyth.sites.townsq.io/) or [www.goodwin-co.com](http://www.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:**

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 Fees: \$340  
Refinance Fee - \$120  
Statement of Account - \$120

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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for : Wycliff Townhomes  
Homeowners Association, Inc., Duly, Authorized Agent  
Signed: August 29, 2025

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**

**PO Box 203310**

**Austin, TX 78720-3310**

STATE OF TEXAS

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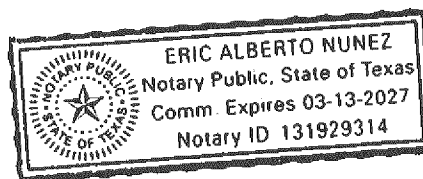
COUNTY OF DALLAS

This instrument was signed before me on August 29<sup>th</sup>, 2025, and it was acknowledged that this Instrument was signed by  
Kaci Maglich for the purposes and intent herein expressed.

*Eric Nunez*

Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2025

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

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**Instrument Number:** 202500196054

eRecording - Real Property

**Recorded On:** September 17, 2025 10:03 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:** 202500196054  
**Receipt Number:** 20250917000053  
**Recorded Date/Time:** September 17, 2025 10:03 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