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**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:** Venus Heritage Hills Estates
- 2. **Name of the Association:** Venus Heritage Hills Estates Owners Association, Inc.
- 3. **Recording data for the Subdivision:**

Venus Heritage Hills Estates, according to the map or plat described in Exhibit "A" of the Master Declaration of Covenants, Conditions and Restrictions recorded in Instrument no. 2151417, Official Public Records of Ellis County, Texas.

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

Documents recorded in Instrument no. 2151417, Official Public Records of Ellis County, Texas.

- 5. **Name and mailing address of the Association:** Venus Heritage Hills Estates Owners 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](mailto:Info@goodwintx.com)

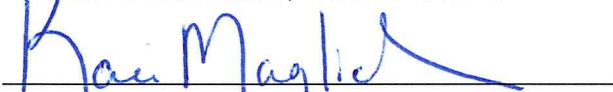
- 7. **Website address where all dedicatory instruments can be found:**

<https://dvhhe.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:**

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 Ellis 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 Venus Heritage Hills Estates Owners Association, Inc., Duly Authorized Agent  
Signed: October 28, 2024

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO 2495854 FILING DATE/TIME: NOV 04, 2024 @ 02:16:00 PM

STATE OF TEXAS

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COUNTY OF ELLIS

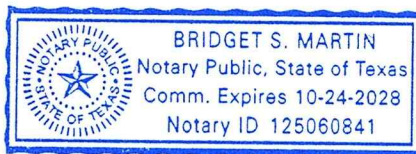
This instrument was signed before me on October 28, 2024 and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: *Bridget Martin*

My Commission Expires: *10/24/2028*



FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2436254  
ON Nov 04, 2024 at 02:16:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hugo Valdez*

COUNTY CLERK, ELLIS COUNTY, TEXAS