

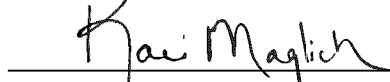
  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## **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:** One Main Place Condominiums
2. **Name of the Association:** One Main Place Condominium Association
3. **Condominium Location:** 71 One Main Place, Benbrook, TX 76126
4. **Recording data for the Declaration:**  
Enabling Declaration for Establishing a Condominium for One Main Place Condominiums, recorded in Volume 3, Page 20, Official Public Records of Tarrant County, Texas.
5. **Mailing Address of the Association:** One Main Place Condominium Association, 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**
7. **Website address where all dedicatory instruments can be found:**  
<https://dompc.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  
Refinance Fee: \$120  
Statement of Account: \$120  
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 One Main Place Condominium Association, Duly, Authorized Agent  
Signed: August 25, 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 8/25/25, 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