

### **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:** Meadows at Longbranch
2. **Name of the Association:** Meadows at Long Branch Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Meadows at Long Branch, Phase 2, A&B, according to the plat recorded in the document 0412294, Meadows at Long Beach, Phase 3, according to the plat recorded in document 0429891, Meadows at Long Beach, Phase 4, according to the plat recorded in document 1211784, Official Public Records of Dallas County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 1007422, 0215761, 0513437, 1301562, Official Public Records of Dallas County, Texas.
5. **Name and mailing address of the Association:** Meadows at Long Branch Homeowners 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:**

[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 Contribution 175  
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: \$275

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: Drew Sanders, Managing Agent for Meadows at Long Branch Homeowners Association, Inc., Duly Authorized Agent  
Signed: March 10, 2022

**AFTER RECORDING RETURN TO:**

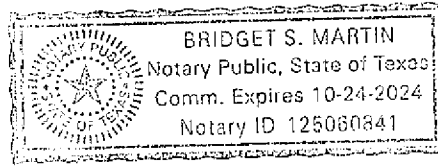
**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024



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

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**Instrument Number:** 202200076585

eRecording - Real Property

Recorded On: March 18, 2022 02:27 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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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: 202200076585  
Receipt Number: 20220318000304  
Recorded Date/Time: March 18, 2022 02:27 PM  
User: Hilga R  
Station: CC15

**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", is written over the printed name of John F. Warren.