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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:** North Grove Business Park
2. **Name of the Association:** North Grove Business Park Owners Association
3. **Recording data for the Subdivision:**
  1. Lots 1A & 1B, Block D, North Grove Business Park, according to the map or plat recorded under Instrument no. 2504615, Official Public Records of Ellis County, Texas.
  2. Replat Lots 1A, 1B, & 1C Block E, North Grove Business Park, according to the map or plat recorded under Instrument no. 2504614, Official Public Records of Ellis County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
  1. Declaration of Covenants, Conditions and Restrictions for North Grove Business Park Phases One & Three, recorded under Instrument no. 1811122, Official Public Records of Ellis County, Texas.
  2. Easement and Restrictive Covenant Agreement, recorded under Instrument no. 1713155, Official Public Records of Ellis County, Texas.
5. **Name and mailing address of the Association:** North Grove Business Park Owners Association, 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://dngbp.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.

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2517024 FILING DATE/TIME: May 27, 2025 01:03:21 PM

  
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By: Kaci Maglich, Managing Agent for North Grove Business Park Owners  
Association, Duly Authorized Agent  
Signed: May 12, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

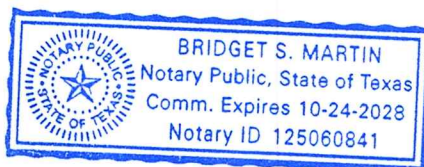
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COUNTY OF ELLIS

This instrument was signed before me on May 12, 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



FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2517024  
on May 27, 2025 at 03:21:00 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.



*Hupke Valley*

COUNTY CLERK, ELLIS COUNTY, TEXAS