

**Denton County
Juli Luke
County Clerk**

Instrument Number: 104088

ERecordings-RP

CERTIFICATE

Recorded On: September 17, 2025 12:18 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 104088
Receipt Number: 20250917000023
Recorded Date/Time: September 17, 2025 12:18 PM
User: Melissa K
Station: Station 43

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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:** Village of Teel Crossing
2. **Name of the Association:** Village of Teel Crossing Owners Association, Inc.
3. **Condominium Location:** 3388 Main St., Frisco, TX 75033
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Village of Teel Crossing recorded in document nos. 2009-112898, 2008-99657, Official Public Records of Denton County, Texas.
5. **Mailing Address of the Association:** Village of Teel Crossing Owners 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

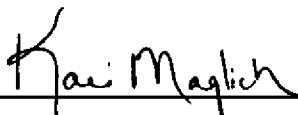
7. **Website address where all dedicatory instruments can be found:**

<https://dvotc.sites.townsq.io/> or 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 Denton 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 Village of Teel Crossing Owners Association, Inc., Duly Authorized Agent
Signed: August 29, 2025

AFTER RECORDING RETURN TO:

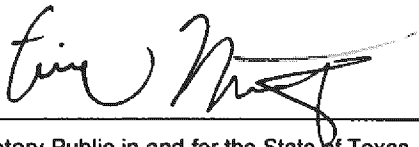
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

COUNTY OF DENTON

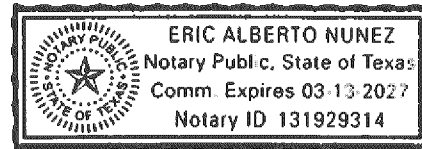
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This instrument was signed before me on August 29th, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2027