

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## **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:** Rainbow Ridge

2. **Name of the Association:** Rainbow Ridge

3. **Recording data for the Subdivision:**

Rainbow Ridge, Phase 1B, according to the plat recorded in Document no. 219095540, Rainbow Ridge, Phase 1C, according to the plat recorded in Document no. 217215427, Official Public Records of Tarrant County, Texas.

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

Documents recorded in D218114967, Official Public Records of Tarrant County, Texas.

5. **Name and mailing address of the Association:** Rainbow Ridge, 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:**

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 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: Drew Sanders, Managing Agent for Rainbow Ridge, Duly Authorized Agent  
Signed: February 6, 2023

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

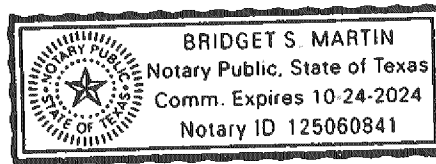
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COUNTY OF TARRANT

This instrument was signed before me on February 14, 2023 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



Package Summary Recording Report

Report generated: Wed, 22 Mar 2023 03:31 PM CDT

Package: DRBRH - Rainbow Ridge - Management Certificate - BF8A041D-F5CC-ED27-3153-A83D034EA7F4  
Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)  
Recipient: Tarrant County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
Rainbow Ridge	CERTIFICATE	2	Recorded	E D223046030	Tue 03/21/2023 02:35 PM CDT	23.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	DRBRH - Rainbow Ridge (ACH *****9248)	23.00
Submission Fees	DRBRH - Rainbow Ridge (ACH *****9248)	4.25
Sales Taxes	DRBRH - Rainbow Ridge (ACH *****9248)	0.29
Total Fees:		27.54

Questions Contact:  
Simplifile Support 800.460.5657, option 3  
5072 North 300 West  
Provo, UT 84604