

### **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:** Highlands
2. **Name of the Association:** Highlands Master Community, Inc.
3. **Recording data for the Subdivision:**
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Highlands Master Covenant" recorded in the Official Public Records of Williamson County, Texas under Clerk's File No. 2015057126 (which said Exhibit "A" is incorporated herein by reference).
  - b. Property described by metes and bounds on Exhibit "A" attached to the "Highlands First Amendment to Master Covenant and Notice of Addition of Land" recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2019096584 (which said Exhibit "A" is incorporated herein by reference).
  - c. Property described by metes and bounds on Exhibit "A" attached to the "Highlands Notice of Addition of Land" recorded in the Official Public Records of Real Property of Williamson County, Texas under Clerk's File No. 2017036218 (which said Exhibit "A" is incorporated herein by reference).
  - d. Hutto Highlands, Section 1 Phase B-1, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2015053316 in the Official Public Records of Williamson County, Texas, SAVE AND EXCEPT Lots 1A and 1B, Block D, and all amendments to or replats of said maps and plats, if any.
  - e. Hutto Highlands, Section 1 Phase B-2, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2016005243 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - f. Hutto Highlands, Section 2 Phase 1, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2019015988 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - g. Hutto Highlands, Section 2 Phase 2, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2020081996 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - h. Hutto Highlands, Section 2 Phase 3, a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2020140874 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - i. Highlands North, Section One (1), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2021029922 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - j. Highlands North, Section Two (2), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2021092782 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
  - k. Carol Meadows, Section Two (2), a subdivision in Williamson County, Texas according to the map or plat thereof recorded under Document No. 2018041702 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps and plats, if any.
4. **Recording data for the Declaration and Declaration amendments:**
  - a. Documents:
    - (1) Highlands Master Covenant.  
Management Certificate for Highlands Master Community, Inc. Page 3 of 5
    - (2) Highlands First Amendment to Master Covenant and Notice  
of Addition of Land.
    - (3) Highlands Notice of Applicability [Section 1 Phase B-1].
    - (4) Highlands Development Area Declaration of Covenants,

Conditions and Restrictions [Section 1 Phase B-1].

(5) Highlands Notice of Applicability of Master Covenants and Development Area Declaration [Section 1 Phase B-2].

(6) Highlands Notice of Addition of Land.

(7) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Carol Meadows Section 2].

(8) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 1].

(9) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 2].

(10) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Section 2 Phase 3].

(11) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Highlands North Section 1].

(12) Highlands Notice of Applicability of Master Covenant and Development Area Declaration [Highlands North Section 2].

**b. Recording Information:**

(1) Williamson County Clerk's File No. 2015057126.

(2) Williamson County Clerk's File No. 2019096584.

(3) Williamson County Clerk's File No. 2015057292.

(4) Williamson County Clerk's File No. 2015057590.

(5) Williamson County Clerk's File No. 2016007106.

(6) Williamson County Clerk's File No. 2017036218.

(7) Williamson County Clerk's File No. 2018043520.

(8) Williamson County Clerk's File No. 2019019759.

(9) Williamson County Clerk's File No. 2020085060.

(10) Williamson County Clerk's File No. 2020143812.

(11) Williamson County Clerk's File No. 2021030529.

(12) Williamson County Clerk's File No. 2021094832.

**5. Name and mailing address of the Association:** Highlands Master Community, 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:**

<https://ahhlm.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:**

Working Capital: \$100

Resale Certificate: \$375

Resale Certificate Update: \$75

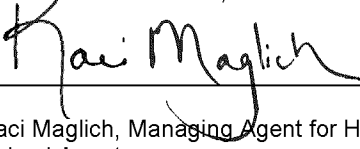
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 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 Williamson 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 Highlands Master Community, Inc., Duly  
Authorized Agent  
Signed: March 3, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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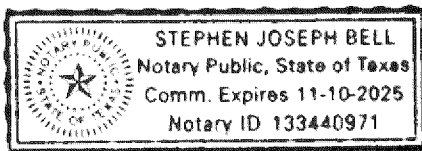
COUNTY OF WILLIAMSON

This instrument was signed before me on 3/3/25, 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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025016172**

Pages: 4 Fee: \$33.00

03/05/2025 09:35 AM

KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas