

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:
Wolf Court Owners Association

1. **Name of the Subdivision:** Villages at Warner Ranch

2. **Name of the Association:** Villages at Warner Ranch Commercial Maintenance Association, Inc.

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

Warner Ranch, Phase 1, Block D, according to the plat recorded in Document No. 2019012026, Warner Ranch, Replat Lots 3A, 4A and 4B, Phase 1 Block D, according to the plat recorded in Document No. 2020097627, Official Public Records of Williamson County, Texas.

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

Documents recorded in Document nos. 2002086529, 2006051093, 2018078449, 2019100154, 2020166340, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Villages at Warner Ranch Commercial Maintenance 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

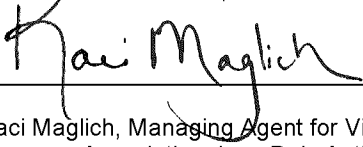
7. **Website address where all dedicatory instruments can be found:**

<https://awwr.sites.townsq.io/0> or 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 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 Villages at Warner Ranch Commercial Maintenance Association, Inc., Duly Authorized Agent
Signed: January 11, 2025

AFTER RECORDING RETURN TO:

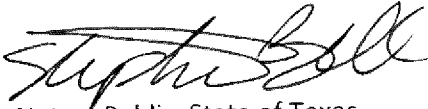
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

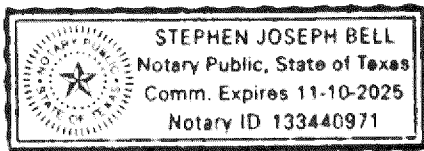
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 1/11/25, 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**

2025004779

Pages: 3 Fee: \$29.00

01/22/2025 02:32 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas