

**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:** Eagle Ranch

2. **Name of the Association:** Salado Eagle Ranch Homeowners Association, Inc.

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

Eagle Ranch, according to the map or plat recorded in Instrument No. 2023001205 A, B, and C, Official Public Records of Bell County, Texas.

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

Documents recorded in Doc nos. 2023004065, 2023004064, 2024033518, Official Public Records of Bell County, Texas.

5. **Name and mailing address of the Association:** Salado Eagle Ranch Homeowners 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](mailto:Info@goodwintx.com)

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

<https://asler.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

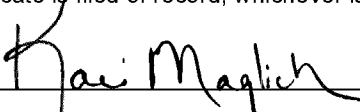
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Bell 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 Salado Eagle Ranch Homeowners Association, Inc., Duly Authorized Agent  
Signed: August 6, 2024

**AFTER RECORDING RETURN TO:**

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

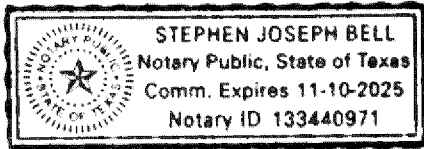
STATE OF TEXAS

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COUNTY OF BELL

This instrument was signed before me on 8/7/24, 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





**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2024034096**

**As**

**CERTIFICATE**

**Recorded On:** August 07, 2024

**Parties:** SALADO EAGLE RANCH HOMEOWNERS ASSOCIATION INC

**To** EAGLE RANCH

**Comment:**

**Billable Pages: 2**

**Number of Pages: 3**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

|                    |                |
|--------------------|----------------|
| CLERKS RMF:        | \$5.00         |
| RECORDING:         | \$9.00         |
| <b>Total Fees:</b> | <b>\$14.00</b> |

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

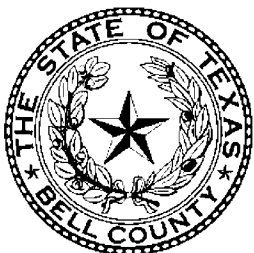
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2024034096  
Receipt Number: 417208  
Recorded Date/Time: 08/07/2024 3:35:50 PM  
User / Station: fosterk - BCCCD0735

**Record and Return To:**

Archer Now, LLC.  
12001 OAK KNOLL DR STE 100  
AUSTIN, TX 78759-2305



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk