

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:** Saddle Creek Ranch
2. **Name of the Association:** Saddle Creek Ranch Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

Saddle Creek Ranch, according to the plat recorded in Clerk's Instrument no. 2023-1033, Official Public Records of Rains County, Texas.

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

Documents recorded in Document no. 20231070, Official Public Records of Rains County, Texas.

5. **Name and mailing address of the Association:** Saddle Creek Ranch Property Owners' 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

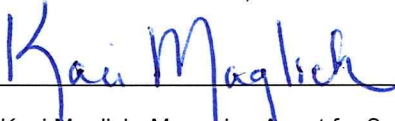
7. **Website address where all dedicatory instruments can be found:**

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 Rains 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 Saddle Creek Ranch Property Owners' Association, Inc., Duly Authorized Agent
Signed: April 9, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

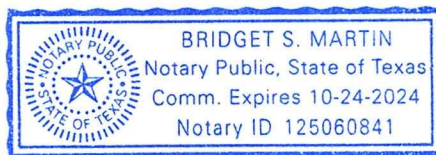
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COUNTY OF RAINS

This instrument was signed before me on April 9, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget S. Martin
Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



2024-778
MANDY SAWYER
COUNTY CLERK
2024 Apr 24 at 10:06 AM
RAINS COUNTY, TEXAS
By: M. Ferguson DEPUTY

REC NO: 253729

Rains County, Texas
Mandy Sawyer, County Clerk



Emory, Texas
(903) 473-5000

DATE : 04/24/2024

TIME : 10:06am

YOUR CASHIER WAS: MFERGASON

REGISTER NO : MF

RECVD FROM: SADDLE CREEK RANCH

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS		2024-778	2	\$ 29.00
TOTAL FEES PAID				\$ 29.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 29.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 29.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 29.00
TOTAL FEES PAID	\$ 29.00

CHANGE DUE BACK \$ 0.00

---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 25103 \$ 29.00

REC NO. 253729 CLOSED

Thank you
Mandy Sawyer
County Clerk

Saddle Creek Ranch Property Owners Association, Inc 4/17/2024

Chk#: 25103 \$29.00

Western Alliance Bank

Rains County Clerk

Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	<u>29.00</u>	-041724	4/17/2024	Management Certificate Recording
	29.00			

Saddle Creek Ranch Property Owners Association, Inc 4/17/2024

Chk#: 25103 \$29.00

Western Alliance Bank

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