

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:** Lake Conroe Cove

2. **Name of the Association:** Lake Conroe Cove Residential Community, Inc.

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

All that certain real property located in Montgomery County, Texas, as more particularly described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Lake Conroe Cove, recorded in Document no. 2025121133, Official Public Records of Montgomery County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for Lake Conroe Cove, recorded in Document no. 2025121133;
2. Lake Conroe Cove Adoption of Reserve Fund Contribution, recorded in Document no. 2025126854;
3. Lake Conroe Cove Adoption of Working Capital Assessment, recorded in Document no. 2025126853;
4. Lake Conroe Cove Community Manual, recorded in Document no. 2025126855, Official Public Records of Montgomery County, Texas.

5. **Name and mailing address of the Association:** Lake Conroe Cove Residential 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@goodwin-co.com

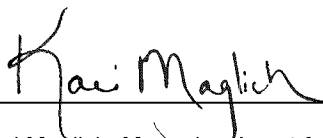
7. **Website address where all dedicatory instruments can be found:**

<https://hlccv.sites.townsq.io/> or <https://goodwin-co.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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Montgomery 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 Lake Conroe Cove Residential Community,
Inc., Duly Authorized Agent
Signed: December 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was signed before me on 12/15/25, 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



E-FILED FOR RECORD

12/15/2025 03:31PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/15/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas