

**STATE OF TEXAS
COUNTY OF HAYS**

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
WATERLEAF FALLS (KYLE) HOMEOWNERS' ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Waterleaf Falls (Kyle) Homeowners' Association, Inc.
2. Name of project or subdivision: Waterleaf Falls
3. Recording data for subdivision: See Exhibit A
4. Recording data for the declaration and any/all amendments: See Exhibit A
5. Contact information for association's managing agent:

Name: Goodwin Management, Inc.
Mailing address: 11950 Jollyville Road, Austin, TX 78759
Phone number: 855-289-6007
Email address: info@goodwintx.com

6. Association website: www.goodwintx.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	\$375	Resale Certificate Update	\$75
Service Fee	\$30	Compliance Inspection Fee:	\$120
Transfer Fee:	\$275		
Community Enhancement Fee:	\$100 or 0.15% of the sales price, whichever is greater		

Please plan ahead when ordering a resale certificate or update, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 for 5-day rush.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Waterleaf Falls (Kyle) Homeowners' Association, Inc.

By [Signature]

Printed name Jim Smitherman

Title: Officer OR Managing agent (circle one)

Date 11.29.21

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on November 29
20 21 by Jim Smitherman in the above stated capacity.

Notary signature Ellen Stronach

Notary Public for the State of Texas

Printed name of notary Ellen Stronach

My commission expires 6-8-25

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

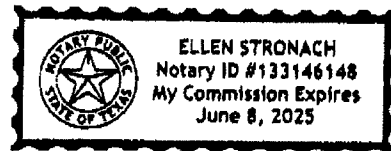


Exhibit A

WATERLEAF FALLS

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in, Inst., 03026210, 04035989, 70025679, 15014529, 11025212, 20041630, 13041233, 17038743, 17038855, Official Public Records Hays County, Texas.
2. Notice of Dedicatory Instruments recorded in, VOL. 11 PG 1, VOL. 11 PG 27, VOL. 11 PG 333, VOL. 11 PG 337, VOL 14 PG 77, 03009075, 10001363, VOL 15 PG 26, 90018082, VOL 15 PG 343, 90023390, VOL 15 PG 358, VOL 16 PG 45, VOL 16 PG 382, VOL 17 PG 250, 13027721, 16040174, 16040175, 18017982, 04014807, 70003145, 80004294, 12004473, 12004808, 12024064, Official Public Records Hays County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in, Inst. 10035391, 11025212, 19018239, Official Public Records Hays County, Texas.

/Volumes/File Server/CLIENTS/Waterleaf Falls/Rules Legislative 2021/ManagementCertWaterleaf2021 (with Ex.A).doc

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21065168 CERTIFICATE
11/29/2021 03:29:11 PM Total Fees: \$34.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

