

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:** The Willows
2. **Name of the Association:** The Willows Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

The Willows, according to the plat recorded in Volume 2658, Page 647, Official Public Records of Bell County, Texas.

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

Documents recorded in Volume 2733, Page 392, Official Public Records of Bell County, Texas.

5. **Name and mailing address of the Association:** The Willows 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

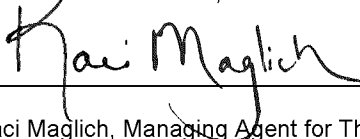
7. **Website address where all dedicatory instruments can be found:**

<https://atwlh.sites.townsq.io/> 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 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 The Willows Homeowners Association, Inc.,
Duly Authorized Agent
Signed: January 27, 2025

AFTER RECORDING RETURN TO:

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

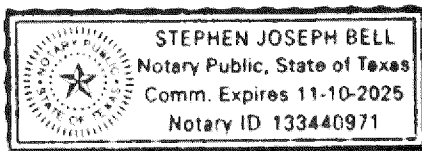
STATE OF TEXAS

§
§
§

COUNTY OF BELL

This instrument was signed before me on 1/27/25, 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





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

Instrument Number: 2025006531

As

CERTIFICATE

Recorded On: February 11, 2025

Parties: WILLOWS HOMEOWNERS ASSOCIATION INC

To THE WILLOWS

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
Total Fees:	\$14.00

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

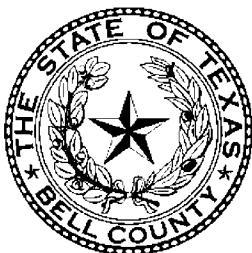
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025006531
Receipt Number: 447416
Recorded Date/Time: 02/11/2025 11:58:45 AM
User / Station: langsdja - BCCCD0642

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