

**Milam County
Jodi Morgan
Milam County Clerk**

Instrument Number: 592

Real Property eRecording

CERTIFICATE

Recorded On: February 11, 2025 12:23 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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:

Document Number: 592
Receipt Number: 20250211000027
Recorded Date/Time: February 11, 2025 12:23 PM
User: Toni C
Station: CClerk01

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Milam County, Texas.

Jodi Morgan
Milam County Clerk
Milam County, TX

A handwritten signature in cursive script that reads "Jodi Morgan".

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:** Cornerstone

2. **Name of the Association:** Cornerstone Residential Community, Inc.

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

Cornerstone Phase 1A, according to the plat recorded in Cabinet B Slides 208A, 208B and 209A, and described in Notice of Plat Recordation Document no. 2024-226, Cornerstone Phase 1B, according to the plat recorded in Plat Cabinet B, Slide 214B, Official Public Records of Milam County, Texas.

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

Documents recorded in Document nos. 2024-153, 2024-171, Official Public Records of Milam County, Texas.

5. **Name and mailing address of the Association:** Cornerstone 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@goodwintx.com

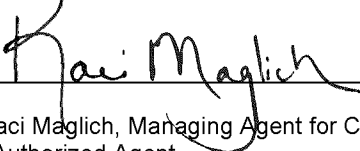
7. **Website address where all dedicatory instruments can be found:**

<https://acsrc.sites.townsq.io/0> 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:**

Working Capital: \$100
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 Milam 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 Cornerstone Residential Community, Inc.,
Duly Authorized Agent
Signed: January 27, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF MILAM

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

