

## **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:** Fisherman's Bay

2. **Name of the Association:** Fisherman's Bay Property Owners' Association, Inc.

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

Fisherman's Bay, according to the plat recorded in Volume 11, Pages 26-28, Clerk's Instrument no. 2023-00006348, Official Public Records of Wood County, Texas.

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

Documents recorded in Document no. 2023-00007195, Official Public Records of Woods County, Texas.

5. **Name and mailing address of the Association:** Fisherman's Bay 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](mailto:Info@goodwintx.com)

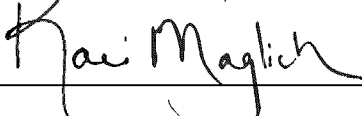
7. **Website address where all dedicatory instruments can be found:**

<https://dfmbp.sites.townsq.io/> or [www.goodwintx.com](http://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 Wood 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 Fisherman's Bay Property Owners' Association, Inc., Duly Authorized Agent  
Signed: January 27, 2025

### **AFTER RECORDING RETURN TO:**

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

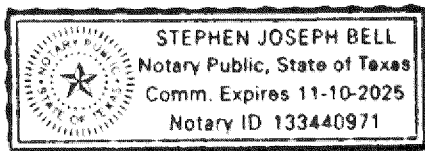
STATE OF TEXAS

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COUNTY OF WOOD

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



**THE STATE OF TEXAS  
COUNTY OF WOOD**

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 Wood County, Texas.

2025-00001063 CERT  
02/11/2025 12:36:32 PM Total Fees: \$29.00

Kelley Price, County Clerk  
Wood County, Texas



*Kelley Price*