

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 Preserve at Walnut Springs Homeowners Association, Inc.

2. **Name of the Association:** The Preserve at Walnut Springs Homeowners Association, Inc.

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

The Preserve at Walnut Springs, according to the plat recorded in Volume 2, Pages 23-33, Official Public Records of Blanco County, Texas.

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

Documents recorded in Volume 0363, Pages 053-120, Official Public Records of Blanco County, Texas.

5. **Name and mailing address of the Association:** The Preserve at Walnut Springs, 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:**

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:**

Reserve Fee: \$250

Resale Certificate: \$375

Resale Certificate Update: \$75

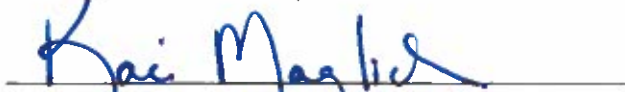
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Blanco 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 Preserve at Walnut Springs
Homeowners Association, Inc.
Duly Authorized Agent
Signed: January 10, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF BLANCO

This instrument was signed before me on January 10, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

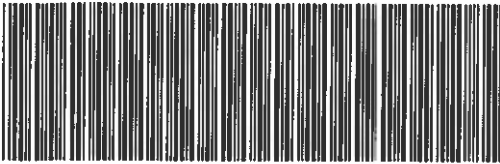
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024





VG-79-2024-240283

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 240283

Real Property Recordings

Recorded On: January 29, 2024 10:47 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

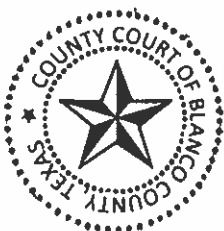
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 240283
Receipt Number: 20240129000016
Recorded Date/Time: January 29, 2024 10:47 AM
User: Sheila M
Station: cclerk02

Record and Return To:

THE PRESERVE AT WALNUT SPRINGS HOA



STATE OF TEXAS

Blanco County

**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 Blanco County, Texas**

Laura Walla
Blanco County Clerk
Blanco County, TX



Blanco County Clerk

Laura Walla
101 E. Cypress
Johnson City, TX 78636

Main: (830) 868-7357 **Fax:** (830) 868-4158

Receipt: 20240129000016

Date: 01/29/2024

Time: 10:47AM

By: Sheila M

Station: cclerk02

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	240283	3	\$24.00		
2	General Copy		1	\$1.00		

Order Total (2) \$25.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	5103		\$25.00
Total Payments (1)				\$25.00
Change Due				\$0.00

THE PRESERVE AT WALNUT SPRINGS HOA

For more information about the County Clerk's office and to search property records
online, please visit <http://www.co.blanco.tx.us/>