

MANAGEMENT CERTIFICATE  
OF  
HIDDEN CREEKS AT LAKEWOOD PARK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of the Hidden Creeks at Lakewood Park Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hidden Creeks at Lakewood Park.
2. The name of the Association: Hidden Creeks at Lakewood Park Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Hidden Creeks at Lakewood Park recorded under Document No. 2023045940, Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Hidden Creeks at Lakewood Park Residential Community, Inc., c/o Goodwin & Co. 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Goodwin & Co.  
Mailing Address: 11950 Jollyville Road  
Austin, Texas 78759  
Attn: Community Manager  
Telephone Number: 855-289-6007  
Email Address: info@goodwintx.com

7. Website to access the Association's dedicatory instruments:  
<http://goodwintx.com>
8. Amount and description of fees related to property transfer in the subdivision:  
  
Working Capital Assessment - \$1,500.00.  
Amenity Reimbursement - \$900.00.  
Transfer Fee - \$275.00.  
Resale Certificate Fee - \$375.00.  
Resale Certificate Update Fee - \$75.00  
Compliance Inspection Fee [optional] - \$150.00

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RESIDENTIAL COMMUNITY, INC.

Rush Fees to expedite delivery

*[in advance of 10 business day requirement]:*

1 Business Day: \$350.00

3 Business Days: \$250.00

5 Business Days: \$150.00

7 Business Days: \$100.00

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

HIDDEN CREEKS AT LAKEWOOD PARK  
RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: [Signature]

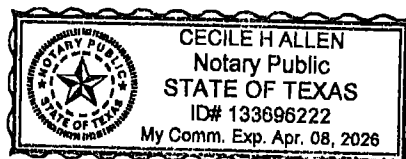
Name: Brandon Cooper

Title: Division President

THE STATE OF TEXAS §  
COUNTY OF Williamson §

This instrument was acknowledged before me on 22nd day of January 2024 by Brandon Cooper, the Division President of Hidden Creeks at Lakewood Park Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Cecile H. Allen  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

MANAGEMENT CERTIFICATE  
HIDDEN CREEKS AT LAKEWOOD PARK  
RESIDENTIAL COMMUNITY, INC.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024085101**

Pages: 4 Fee: \$33.00

10/25/2024 12:38 PM

CCASTILLO



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas