



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:** Maple Woods
2. **Name of the Association:** Maple Woods Community Association, Inc.
3. **Recording data for the Subdivision:**

All that certain real property located in Waller County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Maple Woods recorded in Document no. 2509985, Official Public Records of Waller County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for Maple Woods, recorded in Document no. 2509985, Official Public Records of Waller County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Maple Woods, recorded in Document no. 2511037, Official Public Records of Waller County, Texas.
3. Maple Woods Community Manual, recorded in Document no. 2510035, Official Public Records of Waller County, Texas.
4. Maple Woods Adoption of Working Capital Assessment recorded in Document no. 2510034, Official Public Records of Waller County, Texas.
5. Maple Woods Design Guidelines recorded in Document no. 2510033, Official Public Records of Waller County, Texas.
6. Maple Woods Notice of Plat Recordation [Section One] recorded in Document no. 2511069, Official Public Records of Waller County, Texas.

5. **Name and mailing address of the Association:** Maple Woods Community 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@goodwin-co.com

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

<https://hmapw.sites.townsq.io/> or <https://goodwin-co.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: Equal to 1 Annual Assessment
Community Enhancement Fee: Equal to 0.5% of the Sales Price – Homeowner to Homeowner Sales Only
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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Waller 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Maple Woods Community Association, Inc.,
Duly Authorized Agent
Signed: September 22, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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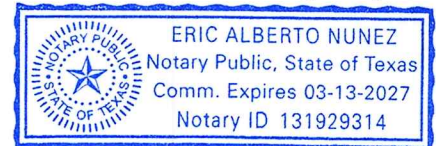
COUNTY OF WALLER

This instrument was signed before me on September 22, 2025 and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Eric Nunez

Notary Public in and for the State of Texas

Notary Printed Name: Eric Nunez My Commission Expires: 3/13/2027



FILED AND RECORDED

Instrument Number: 2512928

Filing and Recording Date: 10/13/2025 03:27:17 PM Pages: 3 Recording Fee: \$19.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To:
GOODWIN & COMPANY
PO BOX 23310
AUSTIN, TX 78720



Waller County
Debbie Hollan, County Clerk
836 Austin St.
Suite 217
Hempstead, TX 77445
979-826-7711

Receipt: 25-11409

Product	Name	Extended
XXX	Miscellaneous	\$19.00
	Pages	3
	Document #	2512928
	Document Info:	GOODWIN & COMPANY
Records Management		\$10.00
Recording Fee - \$5 1st page, \$4 add pages		\$9.00
Total		\$19.00
Tender (CHECK)		\$19.00
Check Number	206773	
Paid By	GOODWIN & COMPANY	

Thank You for Your Business