



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:** Fulshear Lakes Mixed-Use
2. **Name of the Association:** Fulshear Lakes Mixed-Use Owners Association, Inc.
3. **Recording data for the Subdivision:**

Fulshear Lakes Mixed-Use, according to the plat described in Exhibit "A" of the Document recorded in Document no. 2020023722, Pages 18-25, Official Public Records of Fort Bend County, Texas.

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

Documents recorded in Document nos. 2020023280, 2020023722, 2023084464, 20200024022, 2020023723, Official Public Records of Fort Bend County, Texas.

5. **Name and mailing address of the Association:** Fulshear Lakes Mixed-Use 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

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

<https://hfulm.sites.townsq.io/> 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:**

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: \$295

This management certificate is filed of record in Fort Bend 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 Fulshear Lakes Mixed-Use Owners Association, Inc., Duly Authorized Agent
Signed: September 28, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was signed before me on 9/28/24, 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

