



## **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:** Pearson Place at Avery Ranch
2. **Name of the Association:** Pearson Place at Avery Ranch Owners Association, Inc.
3. **Recording data for the Subdivision:**

Pearson Place Section Two, according to the plat recorded in Document Number 2013020520, Pearson Place Section Four, according to the plat recorded in Document Number 2015066304, Pearson Place Section Six, according to the plat recorded in Document Number 2015085936, Pearson Place Section Seven, according to the plat recorded in Document Number 2017078892, Official Public Records of Williamson County, Texas.

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

Document Number 2016053617, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Pearson Place at Avery Ranch 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)

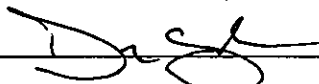
7. **Website address where all dedicatory instruments can be found:**

[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:**

Working Capital Charge: equal to 2 months assessment  
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 Williamson 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.

  
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By: Drew Sanders, Managing Agent for Pearson Place at Avery Ranch Owners Association, Inc., Duly Authorized Agent  
Signed: January 17, 2022

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

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

STATE OF TEXAS

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COUNTY OF WILLIAMSON

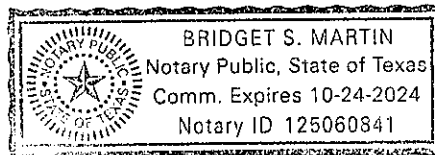
This instrument was signed before me on January 17, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022012068

PMC

Fee: \$30.00

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GOODWIN & COMPANY  
11950 JOLLYVILLE RD  
AUSTIN TX 78759



Nancy E. Rister

Nancy E. Rister, County Clerk  
Williamson County, Texas