

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:** Trinity Oaks Preserve
2. **Name of the Association:** Trinity Oaks Preserve Property Owners' Association
3. **Recording data for the Subdivision:**

Trinity Oaks Preserve at Round Mountain, according to the plat recorded in Volume 3 Page 260, Plat Records, Blanco County, Texas.

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

1. Declaration of Covenants, Conditions, and Restrictions for The Commercial Division of Trinity Oaks Preserve at Round Mountain recorded in Document no. 193894;
2. Master Declaration of Covenants, Conditions, and Restrictions for Trinity Oaks Preserve at Round Mountain recorded in Document no. 193895;
3. Declaration of Covenants, Conditions, and Restrictions for The Residential Division of Trinity Oaks Preserve at Round Mountain recorded in Document no. 193896;
4. Second Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Trinity Oaks Preserve at Round Mountain recorded in Document no. 212809;
5. Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Residential Division of Trinity Oaks Preserve at Round Mountain recorded in Document no. 212810;
6. First Amendment to the Declaration of Covenants, Conditions, and Restrictions for The Commercial Division of Trinity Oaks Preserve at Round Mountain recorded in Document no. 193980,

Official Public Records of Blanco County, Texas.

5. **Name and mailing address of the Association:** Trinity Oaks Preserve Property Owners' Association, 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://atop.sites.townsq.io/> or www.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:

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 Fee: \$340
Refinance Fee: \$120
Statement of Account: \$120

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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Trinity Oaks Preserve Property Owners'
Association, Duly Authorized Agent
Signed: November 14, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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§
§

COUNTY OF BLANCO

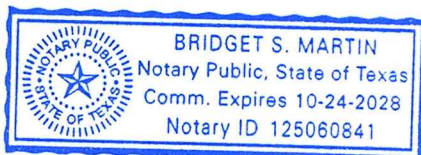
This instrument was signed before me on November 14, 2025 and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





VG-79-2025-253931

Blanco County
Laura Walla
Blanco County Clerk

Instrument Number: 253931

Real Property Recordings

Recorded On: November 24, 2025 02:51 PM

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: 253931
Receipt Number: 20251124000012
Recorded Date/Time: November 24, 2025 02:51 PM
User: Sheila M
Station: CCLERK4

Record and Return To:

GOODWIN & COMPANY



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: 20251124000012
Date: 11/24/2025
Time: 02:51PM
By: Sheila M
Station: CCLERK4
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	253931	3	\$24.00		

Order Total (1) \$24.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	206865		\$24.00
Total Payments (1)				\$24.00
Change Due				\$0.00

GOODWIN & COMPANY

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