

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:** Gifford Meadows

2. **Name of the Association:** Gifford Meadows (Angleton) Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

Gifford Meadows, according to the map or plat recorded in Document nos. 2018064548 and 2022004348, Official Public Records of Brazoria County, Texas.

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

Documents recorded in Document no. 2022013123, Official Public Records of Brazoria County, Texas.

5. **Name and mailing address of the Association:** Gifford Meadows (Angleton) Homeowners 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

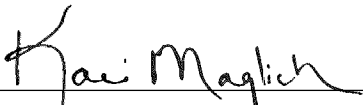
7. **Website address where all dedicatory instruments can be found:**

<https://hgfm.sites.townsg.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:**

Reserve Fund Contribution: \$250
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

This management certificate is filed of record in Brazoria 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.



By: Kaci Maglich, Managing Agent for Gifford Meadows (Angleton) Homeowners Association, Inc., Duly Authorized Agent
Signed: April 12, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF BRAZORIA

This instrument was signed before me on 4/12/25, 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



FILED and RECORDED

Instrument Number: 2025017157

Filing and Recording Date: 04/15/2025 11:23:23 AM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria 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.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-sierra