

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:** Northview Ranch

2. **Name of the Association:** Northview Ranch Property Owners' Association, Inc.

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

Northview Ranch, according to the plat recorded in Instrument No. 20230547, Volume 1, Page 264, Official Public Records of Houston County, Texas.

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

Documents recorded in Instrument no. 20230563, Official Public Records of Houston County, Texas.

5. **Name and mailing address of the Association:** Northview Ranch Property 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://dnvra.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

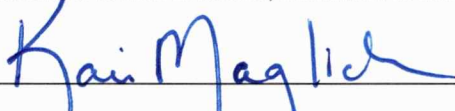
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Houston 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 Northview Ranch Property Owners' Association, Inc., Duly Authorized Agent
Signed: February 9, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

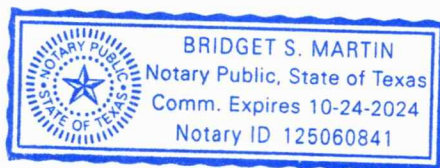
COUNTY OF HOUSTON

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This instrument was signed before me on February 9, 2024, 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: 10/24/2024



Terri Meadows
COUNTY CLERK



401 East Houston Avenue, First Floor
Crockett, TX 75835
PHONE (936) 544-3255, ext. 242

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 20240471

Book:

Page:

FILED FOR RECORD ON : 2/15/24 11:41 AM

of Pages: 3

SUBMITTER: NORTHVIEW RANCH PROPERTY OWNERS ASSOCIATION, INC.

RETURN TO:

NORTHVIEW RANCH PROPERTY OWNERS ASSOCIATION, INC.

CSC IRECORDED - ONLINE DELIVERY

, TX

Grantor NORTHVIEW RANCH PROPERTY
OWNERS ASSOCIATION, INC.

Grantee PUBLIC

I hereby certify that this instrument was FILED in file number Sequence
on the date and at the time stamped here on by me and was duly
RECORDED in the Official Public Records of Houston County County,
TX.

Terri Meadows

County Clerk, Houston County County, Texas

BY:

A handwritten signature in blue ink that reads "Angie Ray".

Deputy

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

Terri Meadows
Houston County County Clerk
401 East Houston Avenue, First Floor
Crockett, TX 75835



PAYMENT RECEIPT

Receipt Number: 278369

Status: Active

Date Entered: 02/15/2024

Name: NORTHVIEW RANCH PROPERTY OWNERS
ASSOCIATION, INC.

Notes: MANAGEMENT CERTIFICATE

Check Number(s): 25108

Category	Product	Quantity	Pages	NF Pages	Document Number
Official Public Records	OPR Recording	1	2	1	20240471

Fee	Sub Amount	Subtotal
Records Management &	\$ 10.00	
Records Archive Fee	\$ 10.00	
Clerk Recording	\$ 9.00	
		\$ 29.00

Total Transactions: \$ 29.00

Cash:	\$0.00
Checks:	\$ 29.00
Credit:	\$0.00
Charges:	\$0.00
Direct Deposit:	\$0.00
Refund Check:	\$ 0.00

Total Paid: \$ 29.00

Change Due: \$ 0.00

Northview Ranch Property Owners Association, Inc. 2/13/2024 Chk#: 25108 \$29.00 Western Alliance Bank

Houston County Clerk Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00	-021324	2/13/2024	Legal Expense
	29.00			

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