

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:** Moss Lake Estates
2. **Name of the Association:** Moss Lake Estates Homeowners Association
3. **Recording data for the Subdivision:**

All 131 Lots of the Moss Lake Estates subdivision of Cooke County, Texas and any replats of said lots recorded as shown in the Plat recorded in Volume Two, Page 43, Plat Records, Cooke County, Texas.

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

1. Restrictions of Moss Lake Estates, recorded in Volume 481, Page 456;
2. Amendment to Restrictions of Moss Lake Estates, recorded in Volume 820, Page 397;
3. Amendment to Restrictions of Moss Lake Estates, recorded in Volume 1006, Page 69;
4. Amendment to Restrictions of Moss Lake Estates, recorded in Volume 919, Page 447;
5. Amendment to Restrictions of Moss Lake Estates, recorded in Volume 1663, Page 515,

Official Public Records of Cooke County, Texas.

5. **Name and mailing address of the Association:** Moss Lake Estates Homeowners 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://dmosl.sites.townsq.io/0> or <https://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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Cooke 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 Moss Lake Estates Homeowners
Association, Duly Authorized Agent
Signed: September 22, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

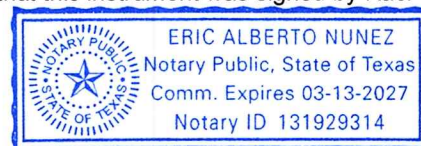
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COUNTY OF COOKE

This instrument was signed before me on September 22, 2025, and it was acknowledged that this instrument was signed by Kaci
Maglich for the purposes and intent herein expressed.

Eric Nunez

Notary Public in and for the State of Texas

Notary Printed Name: Eric NunezMy Commission Expires: 3/13/2027

Doc
00007138

Bk
OPR

Vol
2738

Pg
750

Filed for Record in:
Cooke County
On: Oct 07, 2025 at 12:09P

As a
Recordings

Document Number: 00007138

Amount 29.00

Receipt Number - 178744

By:
Nereyda Garcia

STATE OF TEXAS COUNTY OF COOKE
I hereby certify that this
instrument was filed on the date
and time stamped hereon by me and
was duly recorded in the volume
and page of the named records of:
Cooke County
as stamped hereon by me.

Oct 07, 2025

PAM HARRISON, Cooke County Clerk
Cooke County Clerk

Moss Lake Estates Homeowners Association9/26/2025Chk#: 25001 \$29.00Western Alliance Bank

Cooke County Clerk's officeLegal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00	-092625	9/26/2025	Management Certificate Recording
	29.00			

Moss Lake Estates Homeowners Association9/26/2025Chk#: 25001 \$29.00Western Alliance Bank

Cooke County Clerk's officeLegal Expense

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610740 Legal Expense	29.00	-092625	9/26/2025	Management Certificate Recording
	29.00			

Official Receipt for Recording in:

County Clerk

Official Records Department

Issued To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN TX 78759

Recording Fees

Filing Type	Recording Amount
Number Volm Page Time	

Recordings

00007138 02738 00748 12:09:11p	29.00
Archival Fee	10.00
Record Preservation	10.00
Recording Fees	9.00
MANAGEMENT	
DR-MOSS LAKE ESTATES	
IN-MOSS LAKE ESTATES HOMEOWNERS ASSOCIATION	

29.00

Collected Amounts

Payment Type	Amount
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2-Check	25001	29.00
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29.00

Total Received :	29.00
Less Total Recordings:	29.00

Change Due : .00

Thank You
PAM HARRISON - Cooke County Clerk

By - Nereyda Garcia

Receipt# Date Time
0178744 10/07/2025 12:09p