



### **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:** Fulshear Lakes
2. **Name of the Association:** Fulshear Lakes Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Fulshear Lakes Creekside Village, Section 1, according to the plat recorded in Document no. 2022086719, Official Public Records of Fort Bend County, Texas.

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

Documents recorded in Document nos. 2022103244, 2020023722, 2022099476, 2022153769, 2022142070, 2024025526, 2024014463, 2024014465, 2024014464, 2024014466, 2022064902, 2022096971, Official Public Records of Fort Bend County, Texas.

5. **Name and mailing address of the Association:** Fulshear Lakes 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](mailto:Info@goodwintx.com)

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

<https://hflha.sites.townsq.io/> or [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: \$647.50  
Community Enhancement Fee: Equal to 0.5% of Sales Price  
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 Fort Bend 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 Fulshear Lakes Homeowners Association, Inc., Duly Authorized Agent  
Signed: January 27, 2025

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

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

STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

This instrument was signed before me on 1/27/25, 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

