

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:** Anglers Point POA
2. **Name of the Association:** Anglers Point Property Owner's Association, Inc.
3. **Recording data for the Subdivision:**

Anglers Point, according to the plat recorded in Instrument no. 2022-2329, Volume 7, Page 17, Official Public Records of Rains County, Texas.

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

Documents recorded in 2022-2918, Official Public Records of Rains County, Texas.

5. **Name and mailing address of the Association:** Anglers Point Property Owner's 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

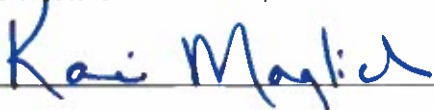
7. **Website address where all dedicatory instruments can be found:**

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 Rains 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 Anglers Point Property Owner's Association, Inc., Duly Authorized Agent
Signed: March 15, 2023

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS
COUNTY OF RAINS

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This instrument was signed before me on March 15, 2023, 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: October 24, 2024



2024-37
MANDY SAWYER
COUNTY CLERK
2024 Jan 11 at 10:27 AM
RAINS COUNTY, TEXAS
By: M. Ferguson DEPUTY

REC NO: 252746

Rains County, Texas
Mandy Sawyer, County Clerk

Emory, Texas
(903) 473-5000



DATE : 01/11/2024

TIME : 10:27am

YOUR CASHIER WAS: MFERGASON

REGISTER NO : MF

RECVD FROM: ANGLERS POINT PROPERTY OWNERS ASSOCIATION, INC.

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS		2024-37	2	\$ 29.00
PHOTO COPIES			1	\$ 1.00
TOTAL FEES PAID				\$ 30.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 30.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED \$ 30.00

----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 30.00
TOTAL FEES PAID	\$ 30.00

CHANGE DUE BACK \$ 0.00

---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 25115	\$ 30.00
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REC NO. 252746 CLOSED

Thank you

Mandy Sawyer
County Clerk