

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:** Lake Pointe Homeowners Association, Inc.
2. **Name of the Association:** Lake Pointe Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Lake Pointe, according to the plat recorded in Cabinet D, Slides 400B, 400C, 400D, Official Public Records of Bell County, Texas.

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

Documents recorded in 00038015, Official Public Records of Bell County, Texas.

5. **Name and mailing address of the Association:** Lake Pointe 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:**

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: \$350
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 Bell 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: Kari Maglich, Managing Agent for Lake Pointe Homeowners Association, Inc.,
Duly Authorized Agent
Signed: November 14, 2023

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

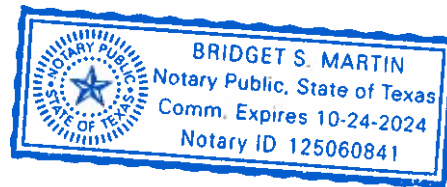
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COUNTY OF BELL

This instrument was signed before me on November 14, 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: 10/24/2024





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024003574

**As
CERTIFICATE**

Recorded On: January 29, 2024

Parties: LAKE POINTE HOMEOWNERS ASSOCIATION INC

To LAKE POINTE AKA

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$9.00
Total Fees:	\$14.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

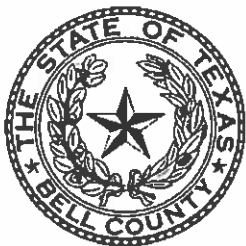
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024003574
Receipt Number: 385725
Recorded Date/Time: 01/29/2024 11:25:21 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN, TX 78720-3310



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk