

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:
Wolf Court Owners Association

1. **Name of the Subdivision:** Bear Branch Village

2. **Name of the Association:** Bear Branch Village Community Association

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

1. Bear Branch Village, Section One, according to the map or plat recorded in Volume 220, Page 38, Official Public Records of Harris County, Texas.
2. Bear Branch Village, Section Two, according to the map or plat recorded in Volume 223, Page 1, Official Public Records of Harris County, Texas.
3. Bear Branch Village, Section Three, according to the map or plat recorded in Volume 234, Page 46, Official Public Records of Harris County, Texas.
4. Bear Branch Village, Section Four, according to the map or plat recorded in Volume 239, Page 116, Official Public Records of Harris County, Texas.
5. Bear Branch Village, Section Five, according to the map or plat recorded in Volume 244, Page 137, Official Public Records of Harris County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions recorded in Clerk's File no. E307672;
2. Bear Branch Village, Section One Protective Covenants recorded in Clerk's File no. E309950;
3. Bear Branch Village, Section Two Protective Covenants recorded in Clerk's File no. E559234;
4. Bear Branch Village, Section Three Protective Covenants recorded in Clerk's File no. E772400;
5. Bear Branch Village, Section Four Protective Covenants recorded in Clerk's File no. F374493;
6. Bear Branch Village, Section Five Protective Covenants recorded in Clerk's File no. F879150;
7. Bylaws of Bear Branch Village Community Association, recorded in Clerk's File no. 20120098048;
8. Amended and restated Bylaws of Bear Branch Village Community Association recorded in Clerk's File no. RP-2020266005, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Bear Branch Village Community 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

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

<https://hnbv.sites.townsq.io/> or www.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
Transfer Fee: \$340
Refinance Fee: \$120
Statement of Account: \$120

This management certificate is filed of record in Harris 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 Bear Branch Village Community Association, Duly Authorized Agent
Signed: October 2, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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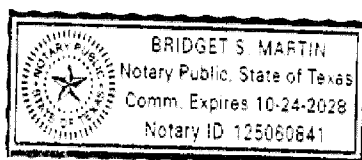
COUNTY OF HARRIS

This instrument was signed before me on October 2, 2025, 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: 10/24/2028



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10/08/2025 03:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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