

## **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:** Texas Grand Ranch
2. **Name of the Association:** Texas Grand Ranch Property Owners Association
3. **Recording data for the Subdivision:**

Texas Grand Ranch, Section 1, according to the plat recorded in Volume 6, Page 34, Texas Grand Ranch, Section 2, according to the plat recorded in Volume 6, Page 46, Texas Grand Ranch, Section 3A, according to the plat recorded in Volume 6, Page 59, Texas Grand Ranch, Section 3B, according to the plat recorded in Volume 6, Page 59, Texas Grand Ranch, Section 4A, according to the plat recorded in Volume 6, Page 87, Texas Grand Ranch, Section 4B, according to the plat recorded in Volume 6, Page 101, Texas Grand Ranch, Section 5, according to the plat recorded in Volume 6, Page 124, Texas Grand Ranch, Section 6, according to the plat recorded in Volume 6, Page 122, Texas Grand Ranch, Section 7, according to the plat recorded in Volume 6, Page 140, Texas Grand Ranch, Section 8, according to the plat recorded in Volume 6, Page 148, Texas Grand Ranch, Section 9, according to the plat recorded in Volume 6, Page 160, Texas Grand Ranch, Section 10, according to the plat recorded in Volume 6, Page 166, Texas Grand Ranch, Section 11, according to the plat recorded in Volume 6, Page 182, Texas Grand Ranch, Section 12, according to the plat recorded in Volume 7, Page 1, Texas Grand Ranch, Section 13, according to the plat recorded in Volume 7, Page 13, Texas Grand Ranch, Section 14, according to the plat recorded in Volume 7, Page 24, Texas Grand Ranch, Section 15, according to the plat recorded in Volume 7, Page 62, Official Public Records of Walker County, Texas.

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

Documents recorded in Instrument nos. 83798, 64008, Official Public Records of Walker County, Texas.

5. **Name and mailing address of the Association:** Texas Grand Ranch Property Owners 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@goodwintx.com](mailto:Info@goodwintx.com)

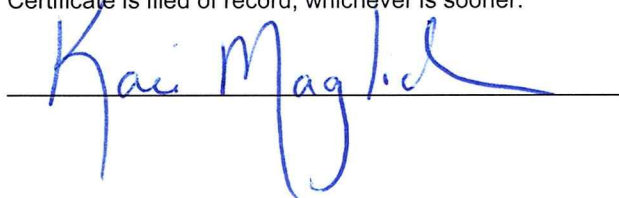
7. **Website address where all dedicatory instruments can be found:**

<https://hitgr.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:**

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 Walker 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 Texas Grand Ranch Property Owners  
Association, Duly Authorized Agent  
Signed: July 22, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§  
§  
§

COUNTY OF WALKER

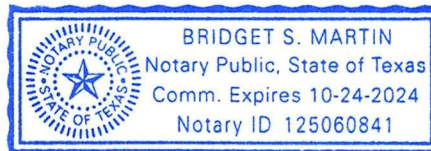
This instrument was signed before me on July 22, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

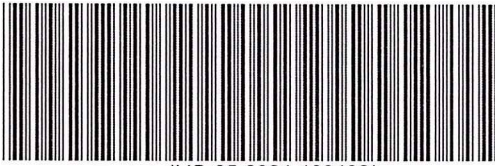
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024





\*VG-85-2024-100432\*

Walker County  
Kari A. French  
Walker County Clerk

Instrument Number: 100432

Real Property

CERTIFICATE

Recorded On: July 30, 2024 11:22 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 100432  
Receipt Number: 20240730000024  
Recorded Date/Time: July 30, 2024 11:22 AM  
User: Megan B  
Station: VITALS01

**Record and Return To:**

GOODWIN & COMPANY OF TEXAS



STATE OF TEXAS  
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed  
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French  
Walker County Clerk  
Walker County, TX



**Kari A. French**

Walker County Clerk  
1100 University Ave. Suite 201  
Huntsville, TX 77340

**Main:** (936) 436-4922 **Fax:** (936) 436-4928

**Receipt:** 20240730000024

**Date:** 07/30/2024

**Time:** 11:22AM

**By:** Megan B

**Station:** VITALS01

**Status:** ORIGINAL COPY

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| <u>Seq</u> | <u>Item</u>   | <u>Document Description</u> | <u>Number</u> | <u>Number Of</u> | <u>Amount</u> | <u>Serial Number</u> |
|------------|---------------|-----------------------------|---------------|------------------|---------------|----------------------|
| 1          | Real Property | CT                          | 100432        | 3                | \$29.00       |                      |

**Order Total** (1) \$29.00

| <u>Seq</u> | <u>Payment Method</u> | <u>Transaction Id</u> | <u>Comment</u> | <u>Total</u> |
|------------|-----------------------|-----------------------|----------------|--------------|
| 1          | Check                 | 25101                 |                | \$29.00      |

**Total Payments** (1) \$29.00

**Change Due** \$0.00

GOODWIN & COMPANY OF TEXAS

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For more information about the County Clerk's office and to search property records online, please visit <https://www.co.walker.tx.us/>



I Texas Grand Ranch Property Owners Association 7/23/2024 Chk#: 25101 \$29.00

Western Alliance Bank

Walker County Clerk's Office

Legal Expense

| Type                 | Amount | Invoice # | Invoice Date | Memo          |
|----------------------|--------|-----------|--------------|---------------|
| 610740 Legal Expense | 29.00  | -072224   | 7/22/2024    | Legal expense |
|                      | 29.00  |           |              |               |

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