

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 101128

ERecordings-RP

CERTIFICATE

Recorded On: August 23, 2024 09:19 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: 101128
Receipt Number: 20240823000001
Recorded Date/Time: August 23, 2024 09:19 AM
User: Brenda L
Station: Recording01

Record and Return To:

Simplifile



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

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:** I 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:** I 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

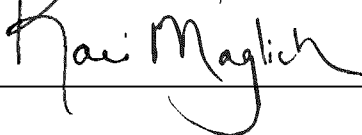
7. **Website address where all dedicatory instruments can be found:**

<https://hitgr.sites.townsq.io/> or 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 I Texas Grand Ranch Property Owners
Association, Duly Authorized Agent
Signed: August 22, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF WALKER

This instrument was signed before me on 8/22/24, 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

