

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

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**Instrument Number: 111917**

ERecordings-RP

CONTRACT

Recorded On: October 06, 2025 08:31 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 111917  
Receipt Number: 20251003000030  
Recorded Date/Time: October 06, 2025 08:31 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:**

1. Texas Grand Ranch, Section 1, according to the plat recorded in Volume 6, Page 34, Texas Grand Ranch,
2. Section 2, according to the plat recorded in Volume 6, Page 46, Texas Grand Ranch,
3. Section 3A, according to the plat recorded in Volume 6, Page 59,
4. Texas Grand Ranch, Section 3B, according to the plat recorded in Volume 6, Page 59,
5. Texas Grand Ranch, Section 4A, according to the plat recorded in Volume 6, Page 87,
6. Texas Grand Ranch, Section 4B, according to the plat recorded in Volume 6, Page 101,
7. Texas Grand Ranch, Section 5, according to the plat recorded in Volume 6, Page 124,
8. Texas Grand Ranch, Section 6, according to the plat recorded in Volume 6, Page 122,
9. Texas Grand Ranch, Section 7, according to the plat recorded in Volume 6, Page 140,
10. Texas Grand Ranch, Section 8, according to the plat recorded in Volume 6, Page 148,
11. Texas Grand Ranch, Section 9, according to the plat recorded in Volume 6, Page 160,
12. Texas Grand Ranch, Section 10, according to the plat recorded in Volume 6, Page 166,
13. Texas Grand Ranch, Section 11, according to the plat recorded in Volume 6, Page 182,
14. Texas Grand Ranch, Section 12, according to the plat recorded in Volume 7, Page 1,
15. Texas Grand Ranch, Section 13, according to the plat recorded in Volume 7, Page 13,
16. Texas Grand Ranch, Section 14, according to the plat recorded in Volume 7, Page 24,
17. 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:**

1. Declaration of Covenants, Conditions and Restrictions recorded in Document no. 0001055, Vol. 1161, Pages 717-764;
2. Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Document no. 000128337, Vol. 1174, Pages 524-572;
3. Second Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Document no. 00014376, Vol. 1183, Pages 616-663;

4. Third Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Document no. 00020525, Vol. 1219, Pages 381-429 663;
5. Fourth Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Document no. 00031668, Vol. 1286, Pages 785-838;
6. Fifth Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Document no. 00038341, Vol. 1327, Pages 457-512;
7. Sixth Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Document no. 00046545;
8. Seventh Amended and Restated to Declaration of Covenants, Conditions and Restrictions recorded in Instrument no. 6408
9. Bylaws of I Texas Grand Ranch Property Owners Association (Amended April 16, 2019), recorded in Instrument no. 47742;
10. Bylaws of I Texas Grand Ranch Property Owners Association (Amended July, 2017), recorded in Document no. 00031667;
11. Bylaws of I Texas Grand Ranch Property Owners Association (Amended November 18, 2020), recorded in Instrument no. 64565, 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@goodwin-co.com**

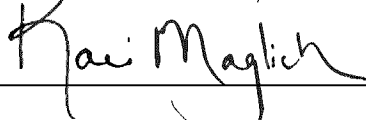
**7. Website address where all dedicatory instruments can be found:**

<https://hitgr.sites.townsq.io/0> or [www.goodwin-co.com](http://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 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: October 1, 2025

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| <b>AFTER RECORDING RETURN TO:</b><br><b>Goodwin &amp; Company</b><br><b>PO Box 203310</b><br><b>Austin, TX 78720-3310</b> |
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STATE OF TEXAS

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COUNTY OF WALKER

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This instrument was signed before me on 10/01/25, 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

