

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:** Westbranch

2. **Name of the Association:** Westbranch Community Association, Inc.

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

Westbranch, according to the plat recorded in Clerk's File Number R469381, Official Public Records of Harris County, Texas.

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

Clerk's File Number F816257 and Film Code Number 109-95-2084, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Westbranch Community 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 78720
(855) 289-6007
info@goodwintx.com

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

www.goodwintx.com
<https://hwbc.sites.townsq.io/1>

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: \$300 / 3 business days: \$200 / 5 business days: \$100
Compliance Inspection Fee (optional): \$120
Transfer: \$275

RP-2021-669643

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.



By: Drew Sanders, Managing Agent for Westbranch Community Association, Inc.,
Duly Authorized Agent
Signed: October 28, 2021

AFTER RECORDING RETURN TO:

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

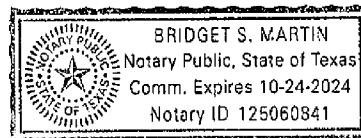
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on October 28, 2021 and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.



Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



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Pages 3
11/22/2021 08:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

RP-2021-669643

Package Summary Recording Report

Report generated: Mon, 22 Nov 2021 03:50 PM CST

Package: HWBC - Westbranch Community Association, Inc. - Management Certificate - DCEFE6DB-B594-B632-2548-2436E3681E02

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Harris County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
HWBC - Westbranch 2021	REAL PROPERTY	3	Recorded	E RP-2021-669643	Mon 11/22/2021 08:11 AM CST	22.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	HWBC - Westbranch Community Association, Inc. (ACH *****4714)	22.00
Submission Fees	HWBC - Westbranch Community Association, Inc. (ACH *****4714)	4.25
Sales Taxes	HWBC - Westbranch Community Association, Inc. (ACH *****4714)	0.29
Total Fees:		26.54

Questions Contact:

Simplifile Support 800.460.5657, option 3

5072 North 300 West

Provo, UT 84604