

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:** The Ranches at Prairie Ridge
2. **Name of the Association:** Prairie Ridge Road Maintenance, Inc.
3. **Recording data for the Subdivision:**

The Ranches at Prairie Ridge, according to the plat recorded in Document no. 20240610, Official Public Records of Hamilton County, Texas.

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

Documents recorded in Document no. 20240701, Official Public Records of Hamilton County, Texas.

5. **Name and mailing address of the Association:** Prairie Ridge Road Maintenance, 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
855.289.6007
Info@goodwintx.com


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

<https://apprm.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 Hamilton 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 Prairie Ridge Road Maintenance, Inc.,
Duly Authorized Agent
Signed: June 14, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF HAMILTON

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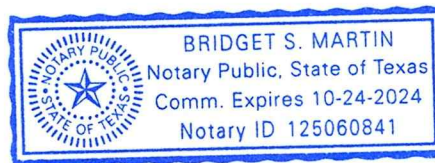
This instrument was signed before me on June 14, 2024, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



FILED and RECORDED

Instrument Number: 20241136 B: RP V: 644 P: 282

Filing and Recording Date: 06/24/2024 12:38:11 PM Recording Fee: 29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.



Hamilton County

Rachel Lamb Geeslin County Clerk
Hamilton County Courthouse
102 North Rice, Suite 107
Hamilton, Texas 76531 (254) 386-1203

Receipt: 24-22240

Product	Name	Extended
LIC	LICENSE/CERTIFICATE	\$29.00
	Pages	3
	Document #	20241136
	Document Info:	B: RP V: 644 P: 282
	File Page	true
Total		\$29.00
Tender (CHECK)		\$29.00
Check Number	25102	
Paid By	PRAIRIE RIDGE ROAD MAINTENANCE ASSOCIATION, INC	

Thank You for Your Business

6/24/24 12:38 PM CST KReid