

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 Woodland Trail Subdivision
2. **Name of the Association:** Woodland Trail Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

The Ranches at Woodland Trail Subdivision, according to the map or plat described in Exhibit "A" of the Declarations recorded in Document no. 2024-2598, Official Public Records of Burleson County, Texas.

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

Documents recorded in Document no. 2024-2598, Official Public Records of Burleson County, Texas.

5. **Name and mailing address of the Association:** Woodland Trail Property Owners' 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
855.289.6007
Info@goodwintx.com


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

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 Fee: \$340

This management certificate is filed of record in Burleson 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: Kai Maglich, Managing Agent for Woodland Trail Property Owners' Association, Inc., Duly Authorized Agent
Signed: April 3, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF BURLESON

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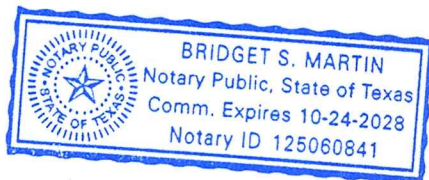
This instrument was signed before me on April 3, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

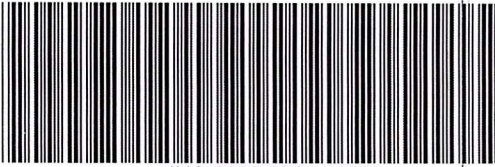
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





VG-3935-2025-1499

Burleson County
Anna L. Schielack
Burleson County Clerk

Instrument Number: 1499

Real Property Recordings
MANAGEMENT CERTIFICATE

Recorded On: April 10, 2025 02:50 PM

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:

Document Number: 1499
Receipt Number: 20250410000013
Recorded Date/Time: April 10, 2025 02:50 PM
User: Rachel E
Station: Clerk02

Record and Return To:

GOODWIN & COMPANY
P.O. BOX 203310

AUSTIN TX 78720-3310



STATE OF TEXAS
Burleson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Burleson County, Texas

Anna L. Schielack
Burleson County Clerk
Burleson County, TX



Anna L. Schielack

Burleson County Clerk
100 West Buck, Suite 203
Caldwell, TX 77836

Main: (979)567-2329 **Fax:** (979)567-2376

Receipt: 20250410000013

Date: 04/10/2025

Time: 02:50PM

By: Rachel E

Station: Clerk02

Status: ORIGINAL COPY

<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 Recordings	MC6	1499	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	206452		\$29.00

Total Payments (1) \$29.00

Change Due \$0.00

GOODWIN & COMPANY
P.O. BOX 203310
AUSTIN, TX 78720-3310

For more information about the County Clerk's office and to search property records online, please visit <http://co.burleson.tx.us/government/county-clerk/>