



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:** Sunset Ridge
2. **Name of the Association:** Sunset Ridge Community Association, Inc.
3. **Recording data for the Subdivision:**

Sunset Ridge, according to the map or plat described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, recorded in in Document no. 202406017388, Official Public Records of Comal County, Texas.

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

Documents recorded in Document nos. 202406017469, 202406017388, Official Public Records of Comal County, Texas.

5. **Name and mailing address of the Association:** Sunset Ridge 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
855.289.6007
Info@goodwintx.com

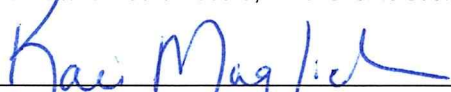
7. **Website address where all dedicatory instruments can be found:**

<https://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: \$295

This management certificate is filed of record in Comal 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 Sunset Ridge Community Association, Inc.,
Duly Authorized Agent
Signed: October 3, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF COMAL

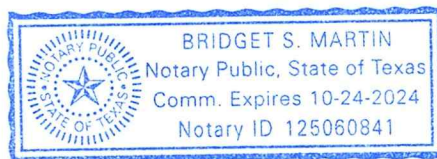
This instrument was signed before me on October 3, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/10/2024 08:36:23 AM
CASHONE 2 Page(s)
202406030793



Bobbie Koepp



Comal County TX
Honorable Bobbie Koepp , Comal County Clerk
150 N. Seguin, Suite 1037
New Braunfels, TX 78130
(830) 221-1230

Receipt for Services

Cashier CASHONE

Batch # 1000177

Customer Name GOODWIN & COMPANY
PO BOX 203310
AUSTIN, TX 78720

Date: 10/10/2024 Time: 08:36:23AM

Date	Instrument No	Document Type	Transaction Type GF Number	Pg/Amt
10/10/2024 8:36:23AM	202406030793	CERTIFICATE		2
Total:				\$29.00
Fee Total:				\$29.00
CHECK	25106	JL		29.00
Payment Total:				\$29.00