

## **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:** Yellow Rose Estates

2. **Name of the Association:** Yellow Rose Estates Homeowners Association, Inc.

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

Yellow Roses Estates, according to the plat recorded in Document no. 23-07031, Official Public Records of Kerr County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Yellow Rose Estates, recorded in Document no. 25-00866, Official Public Records of Kerr County, Texas.

5. **Name and mailing address of the Association:** Yellow Rose Estates Homeowners 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@goodwin-co.com](mailto:Info@goodwin-co.com)

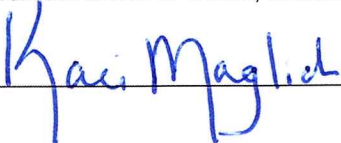
7. **Website address where all dedicatory instruments can be found:**

<https://aylre.sites.townsq.io/> or <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  
Refinance Fee: \$120  
Statement of Account: \$120  
Rush Covenant Compliance Inspection Fee: \$30  
Transfer Fee: \$340

This management certificate is filed of record in Kerr 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 Yellow Rose Estates Homeowners Association, Inc., Duly Authorized Agent  
Signed: August 20, 2025

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

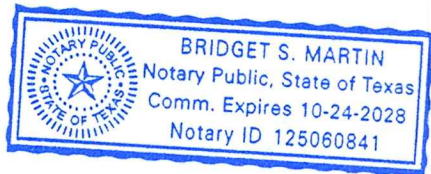
COUNTY OF KERR

§  
§  
§

This instrument was signed before me on August 20, 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



## FILED AND RECORDED

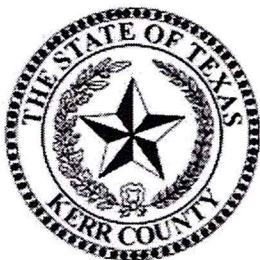
Instrument Number: 25-05157

Recording Fee: 29.00

Number of Pages: 3

Filing and Recording Date: 9/3/2025 8:36:38 AM

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.

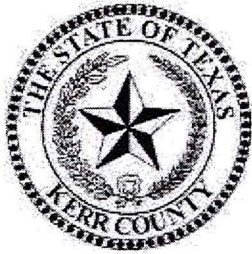


*Nadene Alford*

**Nadene Alford, Clerk**  
Kerr County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

**DO NOT DESTROY - Warning, this document is part of the Official Public Record.**



## Kerr County Clerk

700 Main Street  
Kerrville TX 78028  
830-792-2255

**Customer** VALUED CUSTOMER  
YELLOW ROSE ESTATES HOMEOWNERS

**TxId** 4033453 9/3/2025 8:28 AM  
**Description**

Doc Number	GF Number	Document Type	Pages	Doc Fee Total
25-05157		PROPERTY OWNERS ASSOCIATION	3	\$29.00
<b>Total Paid:</b>				<b>\$29.00</b>

### Tender Information

Check #	Name on Check	Tender Type	Amount
25001	YELLOW ROSE ESTATES	CHECK	\$29.00
<b>Total Paid:</b>			<b>\$29.00</b>

Yellow Rose Estates Homeowners Association, Inc. 8/22/2025

Chk#: 25001 \$29.00

Western Alliance Bank

Kerr County Clerk's Office

Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00	-082125.1	8/21/2025	Management Certificate Recording
	<u>29.00</u>			

Yellow Rose Estates Homeowners Association, Inc. 8/22/2025

Chk#: 25001 \$29.00

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