

### **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:  
Wolf Court Owners Association

1. **Name of the Subdivision:** Audubon
2. **Name of the Association:** Audubon Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Audubon, according to the map or plat described in Exhibit "A" of the Master Covenant, recorded in Document no. 2020057608, Audubon Park Sec 7, according to the map or plat recorded in Document no. 2023064852, Official Public Records of Montgomery County, Texas.

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

Documents recorded in Document nos. 2020057608, 2020114350, Official Public Records of Montgomery County, Texas.

5. **Name and mailing address of the Association:** Audubon 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@goodwintx.com](mailto:Info@goodwintx.com)


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

<https://habha.sites.townsq.io/> or [www.goodwintx.com](http://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:**

Capitalization Fee: Equal to 35% of the Annual Assessment  
Community Enhancement Fee: Equal to 0.5% of Sales Price  
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 Montgomery 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 Audubon Homeowners Association, Inc.,  
Duly Authorized Agent  
Signed: January 7, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was signed before me on 1/7/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**E-FILED FOR RECORD**

01/14/2025 02:39PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**01/14/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas