

**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 Drace
2. **Name of the Association:** The Drace Residential Community, Inc.
3. **Recording data for the Subdivision:**

The Drace Residential, according to the plat recorded in 2208835, Official Public Records of Llano County, Texas.

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

Documents recorded in Document no. 22-08763, Official Public Records of Llano County, Texas.

5. **Name and mailing address of the Association:** The Drace Residential Community, 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)

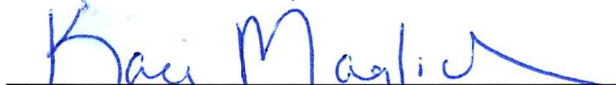
7. **Website address where all dedicatory instruments can be found:**

<https://atdrc.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:**

Working Capital: \$1750  
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  
Access Deactivation Fee: \$20

This management certificate is filed of record in Llano 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 The Drace Residential Community, Inc.,  
Duly Authorized Agent  
Signed: January 27, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS  
COUNTY OF LLANO

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§  
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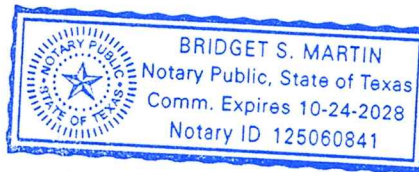
This instrument was signed before me on January 27, 2015, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget S. Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



✓ Goodwin & Company  
11950 Jollyville Rd.  
Austin, TX 78759

STATE OF TEXAS  
COUNTY OF LLANO

FILED & RECORDED AT 10:15 O'CLOCK A M. ON  
THE 24<sup>th</sup> DAY OF FEBRUARY A.D. 2025.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.



Cecilia McClintock

COUNTY CLERK, LLANO CO., TEXAS

BY S. W. Neke DEPUTY

INSTRUMENT NO:

25 01039

TOTAL PAGES: 2

CECILIA MCCLINTOCK  
LLANO COUNTY CLERK  
P. O. BOX 40  
LLANO, TX 78643



Receipt Number : 271458  
Date Paid : 02/24/2025  
Received By : SHELLEY

Payment Type : Check  
Paid Amount : 29.00  
Check No :206383

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
RECORDING	CL	9.00	9.00	0.00
RMP-FILEN	OT	10.00	10.00	0.00
ARCHI-REC	OT	10.00	10.00	0.00
Totals :		29.00	29.00	0.00

Paid By : GOODWIN & COMPANY  
Payment Remarks : 25-01039

Original Balance : 29.00  
Amount Paid : 29.00  
Amount Applied : 29.00  
Total Paid : 29.00  
Amount Unapplied 0.00

Received By