

## **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:** Cottonwood Creek at Monterrey Oaks
2. **Name of the Association:** Cottonwood Creek at Monterrey Oak HOA, Inc.
3. **Recording data for the Subdivision:**

Cottonwood Creek, Phase 1 Section 1-B, according to the plat recorded in Volume 14, Page 293, Cottonwood Creek, Phase 1, Section 1-C, according to the plat recorded in Volume 16, Page 95, Cottonwood Creek, Phase 1, Section 1-D, according to the plat recorded in Volume 17, Page 172, Cottonwood Creek, Phase 1, Section 2, according to the plat recorded in Volume 19, Page 119, Official Public Records of Hays County, Texas.

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

Documents 201616008122, 201616019488, 17011648, 16008336, 17042803, 19042565 and Volume 3663, Page 661 and Volume 4128, Page 127, Official Public Records of Hays County, Texas.

5. **Name and mailing address of the Association:** Cottonwood Creek at Monterrey Oak HOA, 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)

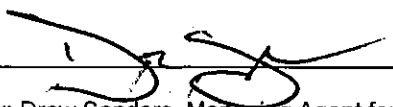
7. **Website address where all dedicatory instruments can be found:**

[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:**

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: \$275

This management certificate is filed of record in Hays 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: Drew Sanders, Managing Agent for Cottonwood Creek at Monterrey Oak  
HOA, Inc., Duly Authorized Agent  
Signed: May 25, 2022

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§  
§  
§

COUNTY OF HAYS

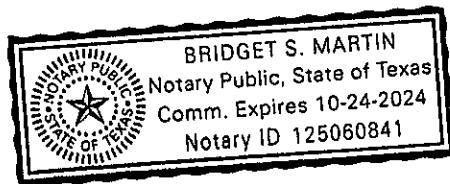
This instrument was signed before me on May 15, 2022 and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**THE STATE OF TEXAS**

**COUNTY OF HAYS**

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

**22035573      CERTIFICATE**  
**07/21/2022 03:12:28 PM    Total Fees: \$30.00**

 *Elaine H. Cardenas*

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas