

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 Ranches at Comanche Point
2. **Name of the Association:** The Ranches at Comanche Point Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

The Ranches at Comanche Point, according to the map or plat described and recorded in Volume Page 7, Official Public Records of Hamilton County, Texas.

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

Documents recorded in 20222476, Official Public Records of Hamilton County, Texas.

5. **Name and mailing address of the Association:** The Ranches at Comanche Point Property Owners' 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

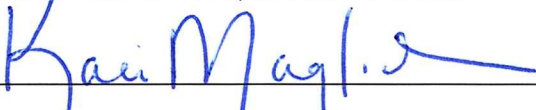
7. **Website address where all dedicatory instruments can be found:**

<https://dracp.sites.townsq.io/> or 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 Fee: \$340

This management certificate is filed of record in Hamilton 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 Ranches at Comanche Point Property Owners' Association, Inc., Duly Authorized Agent
Signed: January 18, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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§
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COUNTY OF HAMILTON

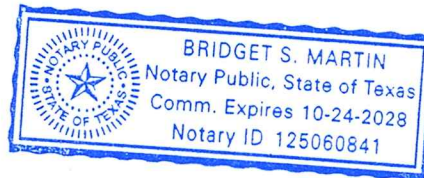
This instrument was signed before me on January 18, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

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: 20250300 B: RP V: 654 P: 520

Filing and Recording Date: 02/24/2025 10:53:01 AM Recording Fee: 29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Description

Filing Fee-The Ranches at Comanche Point

Amount

29.00

Description

Filing Fee-The Ranches at Comanche Point

Amount

29.00

PO BOX 203310
Austin, TX 78720-3310

Texas Capital Bank
2350 Lakeside Blvd Suite 800
Richardson, TX 75082
32-1797/1110

DATE: 2/10/2025

\$29.00

PAY Twenty-Nine and 00/100 Dollars
TO THE Hamilton County
ORDER 102 N. Rice Street
OF Hamilton, TX 76531

➔ PAY ONLY 29 00 CENTS

****COPY***COPY***COPY****

MEMO: The Ranches at Comanche Point