

### **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:** Columbia Lakes
2. **Name of the Association:** Columbia Lakes Homeowners Association
3. **Recording data for the Subdivision:**

Columbia Lakes, Section One, according to the map or plat recorded in Volume 14, Pages 37-38, Columbia Lakes, Section Two, According to the map or plat recorded in Volume 14, Pages 53-54, Columbia Lakes, Section Three, according to the map or plat recorded in Volume 14, Pages 65-66, Columbia Lakes, Section Four, according to the map or plat recorded in Volume 15, Pages 3-4, Official Public Records of Brazoria County, Texas.

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

Documents recorded in Volume 1128, Page 911, Volume 1131, Page 678, Volume 1137, Page 943, Volume 1165, Page 945, Clerk's File nos. 2020073665, 2008007443, 2011020503, 2020073665, Official Public Records of Brazoria County, Texas.

5. **Name and mailing address of the Association:** Columbia Lakes Homeowners Association, 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://hclha.sites.townsg.io/0> 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:**

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 Fees: \$340

This management certificate is filed of record in Brazoria 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 Columbia Lakes Homeowners Association, Duly Authorized Agent  
Signed: March 4, 2025

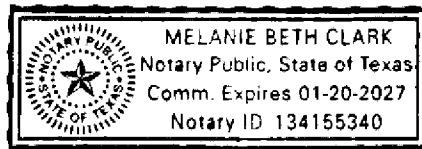
#### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS                   §  
   §  
COUNTY OF BRAZORIA         §

This instrument was signed before me on 3/4/25, 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



## FILED and RECORDED

Instrument Number: 2025009714

Filing and Recording Date: 03/05/2025 08:49:29 AM Pages: 3 Recording Fee: \$29.00

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



A handwritten signature in black ink, which appears to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria 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.

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

cclerk-regina