

## 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:** Walleye Creek Ranch
2. **Name of the Association:** Walleye Creek Ranch Property Owners Association, Inc.
3. **Recording data for the Subdivision:**

Walleye Creek Ranch, according to the plat recorded in Clerk's Instrument no. 133 A-1 and 133B-1, Official Public Records of Lee County, Texas.

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

Documents recorded in Document no. 2022-00883, Official Public Records of Lee County, Texas.

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

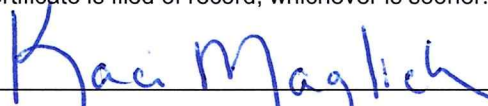
7. **Website address where all dedicatory instruments can be found:**

<https://awrp.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:**

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 Lee 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.

  
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By: Kaci Maglich, Managing Agent for Walleye Creek Ranch Property Owners Association, Inc., Duly Authorized Agent  
Signed: March 21, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF LEE

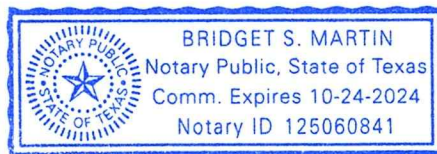
This instrument was signed before me on March 21, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: *Bridget Martin*

My Commission Expires: *10/24/2024*



04/08/2024 at 10:10 AM  
# 2024-01163  
FILED FOR RECORD  
SHARON BLASIG  
COUNTY CLERK  
LEE COUNTY, TX