

## **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)

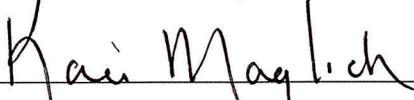
7. **Website address where all dedicatory instruments can be found:**

<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:**

Reserve Fund Contribution: \$300  
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 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: January 11, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

COUNTY OF LEE

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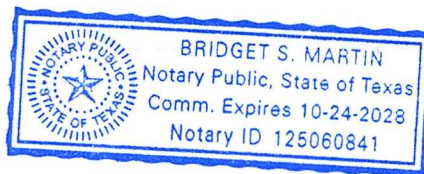
This instrument was signed before me on January 11, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



02/06/2025 at 10:03 AM  
# 2025-00341  
FILED FOR RECORD  
SHARON BLASIG  
COUNTY CLERK  
LEE COUNTY, TX



341-342

**GOODWIN**

SINCE 1978 **& COMPANY** OF TEXAS

ASSOCIATION MANAGEMENT

11950 Jollyville Rd. | Austin, TX 78759