

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: Silverthorne

2. Name of the Association: Silverthorne Community Association, Inc.

3. Recording data for the Subdivision:

That certain real property in Montgomery County, Texas, as described on Exhibit "A" to that certain Silverthorne Master Covenant [Residential], recorded in Document no. 2024016619, Official Public Records of Montgomery County, Texas (the "Covenant").

4. Recording data for the Declaration and Declaration amendments:

1. Silverthorne Master Covenant [Residential], recorded in Document no. 2024016619;
2. Silverthorne Development Area Declaration [Residential], recorded in Document no. 2024019801;
3. Silverthorne Adoption of Working Capital Assessment, recorded in Document no. 2024019815;
4. Silverthorne Community Manual, recorded in Document no. 2024019865;
5. Silverthorne First Amendment to Master Covenant, recorded in Document no. 2024121955;
6. Silverthorne Adoption of Reserve Fund Contribution, recorded in Document no. 2024121956, Official Public Records of Montgomery County, Texas.

5. Name and mailing address of the Association: Silverthorne Community 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@goodwin-co.com

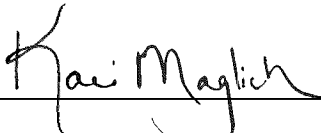
7. Website address where all dedicatory instruments can be found:

<https://hstra.sites.townsq.io/> or <https://goodwin-co.com/> , use the "find my community" search bar to locate the community webpage

8. Fees charged by Association related to a property transfer:

Working Capital: Equal to Annual Regular Assessment
Reserve Fund Contribution: Equal to Annual Regular Assessment – Homeowner to Homeowner Sales Only
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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Montgomery 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 Silverthorne Community Association, Inc.,
Duly Authorized Agent
Signed: October 9, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

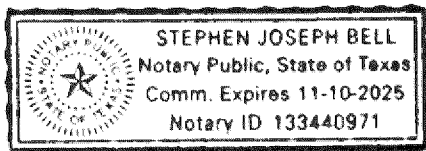
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COUNTY OF MONTGOMERY

This instrument was signed before me on 10/9/25, 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



E-FILED FOR RECORD

10/09/2025 02:54PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/09/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas