

**MANAGEMENT CERTIFICATE
OF
GEMINI RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Gemini Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Gemini.
2. The name of the Association: Gemini Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Liberty County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Gemini, recorded in Document No. 2024031810, Official Public Records of Liberty County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Gemini Residential Community, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Gemini Residential Community, Inc. c/o Goodwin & Company
Mailing Address:	28420 Hardy Toll Road, Suite 210 Spring, Texas 77373
Attn:	Kristen Craig
Telephone Number:	(855) 289-6007
Email Address:	info@goodwintx.com
7. Website to access the Association's dedicatory instruments:
www.goodwintx.com, use the "find my community" search bar to locate the community webpage.
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Reserve Fund Contribution - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Resale Certificate Fee - \$375.00

Resale Certificate Update - \$75.00

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

1 business day - \$350.00

3 business days - \$250.00

5 business days - \$150.00

7 business days - \$100.00

Compliance Inspection Fee (optional) - \$150.00

Transfer Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

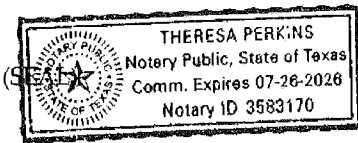
This Certificate is effective as of the 10 day of December 2025.

GEMINI RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Amber MacLellan
Printed Name: Amber MacLellan
Title: President

STATE OF TEXAS §
 §
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 10 day of December 2025, by Amber MacLellan, President of GEMINI RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Theresa Perkins
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Gemini, recorded in Document No. 2024031810, Official Public Records of Liberty County, Texas, as the same may be amended from time to time.
 - a. Correction and Ratification of Declaration of Covenants, Conditions and Restrictions for Gemini, recorded in Document No. 2025041539, Official Public Records of Liberty County, Texas.
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Gemini, recorded in Document No. 2025041609, Official Public Records of Liberty County, Texas.
2. Gemini Community Manual, recorded in Document No. 2024031843, Official Public Records of Liberty County, Texas, as same may be amended and supplemented from time to time.
3. Gemini Adoption of Working Capital Assessment, recorded in Document No. 2025041611, Official Public Records of Liberty County, Texas.
4. Gemini Adoption of Reserve Fund Contribution, recorded in Document No. 2025041612, Official Public Records of Liberty County, Texas.

ATTACHMENT 1

GEMINI RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2025041669 RESTR

12/12/2025 03:29:00 PM Total Fees: \$37.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas