

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:** Bluff View Ranch

2. **Name of the Association:** Bluff View Ranch Property Owners' Association, Inc.

3. **Recording data for the Subdivision:**

Bluff View Ranch, according to the plat recorded in Volume 1088, Page 88, Official Public Records of Comanche County, Texas.

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

Documents recorded in Document no. 1611, Official Public Records of Comanche County, Texas.

5. **Name and mailing address of the Association:** Bluff View 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

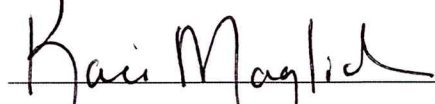
7. **Website address where all dedicatory instruments can be found:**

<https://dbvr.sites.townsq.io/> or 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 Fee: \$340

This management certificate is filed of record in Comanche 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 Bluff View 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

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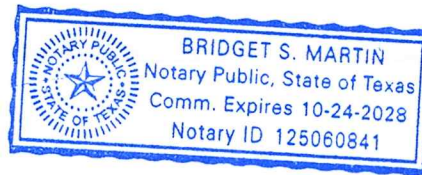
COUNTY OF COMANCHE

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





② 29 Goodwin & Co

FILED FOR RECORD
AT 2:45 O'CLOCK P M

FEB 12 2025

County Clerk Comanche Co., TX

P.O. Box 203310
Austin, 78720

FILED

AT 2:45 O'CLOCK P M
ON THE 12th DAY OF February
A.D., 2025

Ruby Lesley
COUNTY CLERK, COMANCHE CO. TEXAS
BY Susana Cotton
DEPUTY

STATE OF TEXAS
COUNTY OF COMANCHE

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



Ruby Lesley
County Clerk, Comanche Co., Texas

VOL. 1156 PAGE 50
RECORDED 02-13-2025

RUBY LESLEY
COMANCHE COUNTY COURT
101 WEST CENTRAL AVENUE
COMANCHE,, TEXAS 76442



Receipt Number : 110219
Date Paid : 02/12/2025
Received By : MPounds

Payment Type: Check Check No :206349
Paid Amount : 29.00

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
REC-NC	CL	9.00	9.00	0.00
ARCHIVE FEE-\$10	CL	10.00	10.00	0.00
RMP-NC-\$10	CL	10.00	10.00	0.00
Totals :		29.00	29.00	0.00

Paid By : GOODWIN & CO

Original Balance : 29.00

Payment Remarks : 303-CERT BLUFF VIEW RANCH/GOODWIN & CO

Amount Paid : 29.00

Amount Applied : 29.00

Total Paid : 29.00

Amount Unapplied 0.00

Received By