

## **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 3, Page 58, Official Public Records of Hamilton County, Texas.

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

Documents recorded in Document no. 20211442, Official Public Records of Hamilton 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](mailto:Info@goodwintx.com)

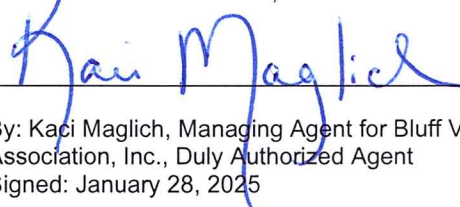
7. **Website address where all dedicatory instruments can be found:**

<https://dbvr.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 Fee: \$340

This management certificate is filed of record in Hamilton 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 28, 2025

**AFTER RECORDING RETURN TO:**  
Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310

STATE OF TEXAS

COUNTY OF HAMILTON

§  
§  
§

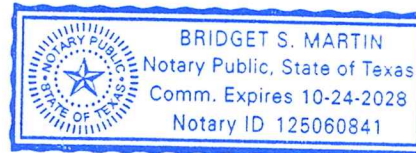
This instrument was signed before me on January 18, 2019, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Neum

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Neum

My Commission Expires: 10/24/2028



# FILED and RECORDED

Instrument Number: 20250542    B: RP V: 656 P: 276

Filing and Recording Date: 04/04/2025 11:29:36 AM    Recording Fee: 29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script that reads "Rachel L. Geeslin".

---

Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.



**Hamilton County**

Rachel Lamb Geeslin County Clerk  
Hamilton County Courthouse  
102 North Rice, Suite 107  
Hamilton, Texas 76531 (254) 386-1203

**Receipt: 25-24205**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
LIC	LICENSE/CERTIFICATE	\$29.00
	Pages	3
	Document #	20250542
	Document Info:	B: RP V: 656 P: 276
	File Page	true
<b>Total</b>		<b>\$29.00</b>
Tender (CHECK)		\$29.00
Check Number	206448	
Paid By	GOODWIN & COMPANY	

Thank You for Your Business

4/4/25 11:29 AM CST KReid