

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## **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:** Llano Springs
2. **Name of the Association:** Llano Springs Homeowner's Association, Inc.
3. **Recording data for the Subdivision:** Primrose Crossing, according to the plats recorded in Cabinet A, Slide 10547, Cabinet A Slide 11617, Cabinet A Slide 12096, Cabinet A Slide 11817, Plat Records, Tarrant County, Texas
4. **Recording data for the Declaration and Declaration amendments:** Documents D220080962, D220077213, D219101713, D218180512, D21723362, D217250804, D217172817, D217040632, D214155293, D212123015, D212123107, D207453352, D207161341, D207074360, Official Public Records of Tarrant County, Texas.
5. **Name and mailing address of the Association:** Llano Springs Homeowner's 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:**  
[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: \$275

This management certificate is filed of record in Tarrant 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: Drew Sanders, Managing Agent for Llano Springs Homeowner's Association, Inc., Duly Authorized Agent  
Signed: March 10, 2022

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024

