



## **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:** Kingsland Heights
2. **Name of the Association:** Kingsland Heights Homeowners Association
3. **Recording data for the Subdivision:**

All of Kingsland Heights Section 1, according to the map or plat recorded in in Instrument no. 1806478, and corrected in map or plat recorded in Instrument no. 1806478, Official Public Records of Waller County, Texas.

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

Documents recorded in Instrument no. 1808717, Official Public Records of Waller County, Texas.

5. **Name and mailing address of the Association:** Kingsland Heights Homeowners Association, 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)

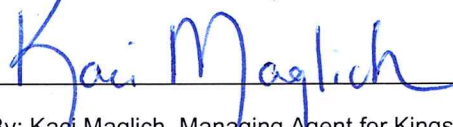
7. **Website address where all dedicatory instruments can be found:**

<https://hkslh.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:**

Capitalization Fee: Equal to Half of Annual Assessment Amount  
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 Waller 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 Kingsland Heights Homeowners Association, Duly Authorized Agent  
Signed: January 27, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

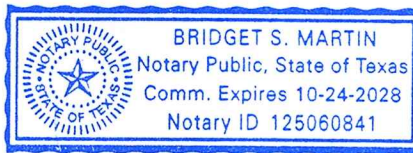
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COUNTY OF WALLER

This instrument was signed before me on January 21, 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



## FILED AND RECORDED

**Instrument Number: 2504064**

Filing and Recording Date: 04/10/2025 02:12:01 PM Pages: 3 Recording Fee: \$19.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



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Debbie Hollan, County Clerk  
Waller 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.

Jenifer Deutrich, Deputy

Returned To:  
GOODWIN & COMPANY  
11950 JOLLYVILLE RD  
AUSTIN, TX 78759



Waller County  
Debbie Hollan, County Clerk  
836 Austin St.  
Suite 217  
Hempstead, TX 77445  
979-826-7711

Receipt: 25-3846

Product	Name	Extended
XXX	Miscellaneous	\$19.00
	Pages	3
	Document #	2504064
	Document Info:	GOODWIN & COMPANY
Records Management		\$10.00
Recording Fee - \$5 1st page, \$4 add pages		\$9.00
<b>Total</b>		<b>\$19.00</b>
Tender (CHECK)		\$19.00
Check Number	206449	
Paid By	GOODWIN & COMPANY	

Thank You for Your Business

1