

### **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:** Hidden Creeks at Lakewood Park
2. **Name of the Association:** Hidden Creeks at Lakewood Park Residential Community, Inc.
3. **Recording data for the Subdivision:**

All that certain real property located in Williamson County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Hidden Creeks at Lakewood Park recorded under Document No. 2023045940, Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "Declaration").

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

Documents recorded in 2023045940, 2024004696, 2024088495, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Hidden Creeks at Lakewood Park Residential Community, 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)

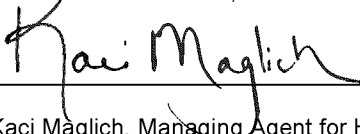
7. **Website address where all dedicatory instruments can be found:**

<https://ahclp.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:**

Working Capital: \$1815  
Reserve Contribution: Equivalent to 3 Months Assessments  
Amenity Reimbursement: \$900  
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 Williamson 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 Hidden Creeks at Lakewood Park Residential Community, Inc., Duly Authorized Agent  
Signed: January 18, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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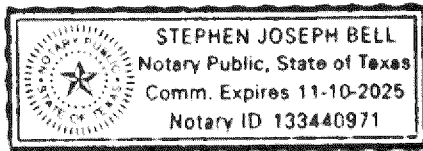
COUNTY OF WILLIAMSON

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This instrument was signed before me on 1/18/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025005986**

Pages: 3 Fee: \$29.00

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CCASTILLO



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas