

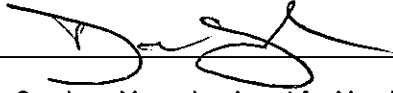


## **MANAGEMENT CERTIFICATE**

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:** Morningstar Master
2. **Name of the Association:** Morningstar Master Owners Association, Inc.
3. **Recording data for the Subdivision:** Morningstar Phase 1, Section 1, according to the plat recorded in the document 2016025405, Morningstar Phase 1, Section 2, 2016025406, Morningstar Phase 1 Amenity Center, according to the plat recorded in document 2017010121, Morningstar Phase 1, Section 4A, according to the plat recorded in the document 2017010217 & 2017087805, Morningstar Phase 1, Section 4B, according to the plat recorded in the document 2017018454, Morningstar Phase 1, Section 3, according to the plat recorded in the document 2017018421, Morningstar Phase 2, Section 1, according to the plat recorded in the document 2017118665, Morningstar Phase 2, Section 1A, according to the plat recorded in the document 2018033518, Morningstar Phase 3, Section 1A, according to the plat recorded in the document 2019034451, Morningstar Phase 3, Section 2A, according to the plat recorded in the document 2019041490, Morningstar Phase 3 Section 1B, according to the plat recorded in the document 2019126080, Morningstar Phase 3 Section 2B, according to the plat recorded in the document 2019124246, Morningstar Phase 3 Section 3, according to the plat recorded in the document 2020055595, Morningstar Phase 2 Section 2 & 3, according to the plat recorded in the document 2018076231, Official Public Records of Williamson County.
4. **Recording data for the Declaration and Declaration amendments:** Documents 2016028979, 2016103077, 2016106096, 2016108099, 2017017620, 2017017621, 2017033781, 2017105365, 2019030352, 2019046535, 2020032646, 2017035954, 2017111369, 2018045360, 2019035780, Official Public Records of Williamson County, Texas.
5. **Name and mailing address of the Association:** Morningstar Master 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 78720  
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:**  
Residential Transfer Fee (Due from Buyer) \$350  
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 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.



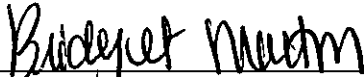
By: Drew Sanders, Managing Agent for Morningstar Master Owners Association,  
Inc., Duly Authorized Agent  
Signed: March 21, 2022

**AFTER RECORDING RETURN TO:**

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

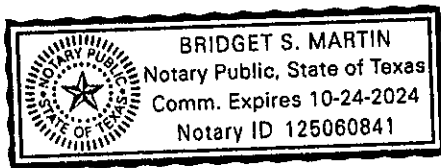
STATE OF TEXAS       §  
                                     §  
COUNTY OF WILLIAMSON§

This instrument was signed before me on March 21, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.



Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022072989

PMC Fee: \$30.00  
06/15/2022 08:33 AM

BMCKENZIE



  
Nancy E. Rister, County Clerk  
Williamson County, Texas

71  
Amanda Escobar  
Call For Pickup  
(512) 791-3305