

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:** George's Ranch

2. **Name of the Association:** George's Ranch Homeowner's Association, Inc.

3. **Recording data for the Subdivision:**

George's Ranch Unit 1, according to the plat recorded in Document no. 2023-384423, Official Public Records of Kendall County, Texas.

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

Documents recorded in Document no. 2024-386496, Official Public Records of Kendall County, Texas.

5. **Name and mailing address of the Association:** George's Ranch 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

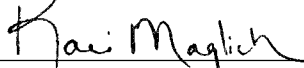
7. **Website address where all dedicatory instruments can be found:**

<https://sgrha.sites.townsq.io/> or 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: \$295

This management certificate is filed of record in Kendall 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 George's Ranch Homeowner's Association, Inc., Duly Authorized Agent
Signed: September 25, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF KENDALL

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This instrument was signed before me on 9/25/24, 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

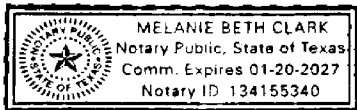


EXHIBIT "A"

DESCRIPTION OF PROPERTY

1. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016095007 in the Official Public Records of Montgomery County, Texas;
2. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016094140 in the Official Public Records of Montgomery County, Texas, as corrected by that certain Nonmaterial Correction Affidavit Regarding Special Warranty Deed (Tract 1, Tract 2A, Tract 2B-1, Tract 2C-1, Tract 2D-1, and Tract 2D-2) recorded under County Clerk's File Number 2016104700 in the Official Public Records of Montgomery County, Texas;
3. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016094141 in the Official Public Records of Montgomery County, Texas, as corrected by that certain Nonmaterial Correction Affidavit Regarding Special Warranty Deed (Tract 2B-2 and Tract 2C-2) recorded under County Clerk's File Number 2016104701 in the Official Public Records of Montgomery County, Texas;
4. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008568 in the Official Public Records of Montgomery County, Texas;
5. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008569 in the Official Public Records of Montgomery County, Texas;
6. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008570 in the Official Public Records of Montgomery County, Texas;
7. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008571 in the Official Public Records of Montgomery County, Texas;
8. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008572 in the Official Public Records of Montgomery County, Texas;
9. Those certain tracts or parcels of land described on Exhibit "A" of that certain General

Warranty Deed recorded under County Clerk's File Number 2018087190 in the Official Public Records of Montgomery County, Texas;

10. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2019051285 in the Official Public Records of Montgomery County, Texas; and

SAVE AND EXCEPT TRACTS

11. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed (Road Right-of Way) recorded under County Clerk's File Number 2018002601 in the Official Public Records of Montgomery County, Texas.

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 392454

eRecording - Real Property

CERTIFICATE

Recorded On: September 25, 2024 01:25 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

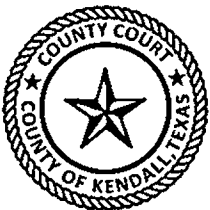
File Information:

Document Number: 392454
Receipt Number: 20240925000040
Recorded Date/Time: September 25, 2024 01:25 PM
User: Christine M
Station: CCLERK02

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell