

### **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:** Heritage Oaks at Pearson Place
2. **Name of the Association:** Heritage Oaks at Pearson Place Homeowners Association
3. **Recording data for the Subdivision:**

Heritage Oaks at Pearson Ranch West, Section One, according to the plat recorded in Document no. 2015060798, Section Two, according to the plat recorded in Document no. 2015099200, Heritage Oaks At Pearson Ranch East, Section One, according to the plat recorded in Document no. 2017071900, Official Public Records of Williamson County, Texas.

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

Documents recorded in Document no. 2016104684, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Heritage Oaks at Pearson Place 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)

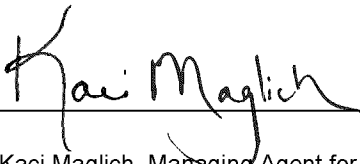
7. **Website address where all dedicatory instruments can be found:**

<https://ahopp.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:**

Initial Contribution: \$250  
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  
Access Deactivation Fee: \$20

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 Heritage Oaks at Pearson Place Homeowners Association Duly Authorized Agent  
Signed: November 13, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 11/13/24, 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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024091033**

Pages: 3 Fee: \$29.00

11/14/2024 02:37 PM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas