

### **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:** Estates at Settlers Park
2. **Name of the Association:** Estates at Settlers Park Owners Association, Inc.
3. **Recording data for the Subdivision:**

Estates at Settler's Park, Section 1, according to the plat recorded in Document no. 2002037105, Estates at Settler's Park, Section 2, according to the plat recorded in Document no. 2002039161, Estates at Settler's Park, Section 3, according to the plat recorded in Document no. 2005101247, Official Public Records of Williamson County, Texas.

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

Documents recorded in Document nos. 2002024178, 2004041693, 2004005929, 2004058703, 2004051959, 2004051955, Official Public Record of Williamson County, Texas.

5. **Name and mailing address of the Association:** Estates at Settlers Park 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  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

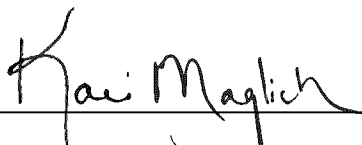
7. **Website address where all dedicatory instruments can be found:**

<https://aesp.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:**

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  
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 Estates at Settlers Park Owners Association, Inc., Duly Authorized Agent  
Signed: September 18, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§

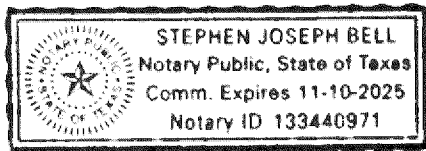
COUNTY OF WILLIAMSON

§

§

This instrument was signed before me on 9/18/24, 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**

**2024082546**

Pages: 3 Fee: \$29.00

10/17/2024 10:36 AM

OSALINAS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas