

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:** Crestwood Ridge Subdivision
2. **Name of the Association:** Crestwood Ridge Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

That certain Tract of Land located in Falls County and Limestone County, Texas, being fully described on the map and plat recorded in Clerk's Instrument no. 20695, Plat Map Volume 464, Page 619 of the Map and Plat Records of Falls County, Texas and Clerk's Instrument no. PT-2025-0007 of the map and Plat Records of Limestone County, Texas.

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

1. Declaration of Covenants, Conditions, and Restrictions for The Ranches at Crestwood Ridge Subdivision, recorded in Document no. 00020696, Official Public Records of Falls County, Texas.
2. Declaration of Covenants, Conditions, and Restrictions for The Ranches at Crestwood Ridge Subdivision, recorded in Document no. 2025-0003594, Official Public Records of Limestone County, Texas.

5. **Name and mailing address of the Association:** Crestwood Ridge Property 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@goodwin-co.com

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

<https://dcrwr.sites.townsq.io/> or <https://goodwin-co.com/>, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Capital 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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Falls & Limestone 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Crestwood Ridge Property Owners'
Association, Inc., Duly Authorized Agent
Signed: October 22, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF FALLS & LIMESTONE

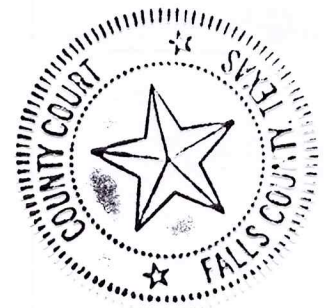
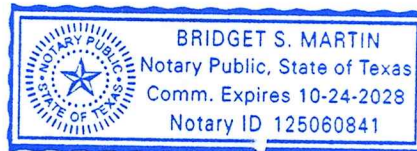
This instrument was signed before me on October 22, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



STATE OF TEXAS COUNTY OF FALLS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
in Official Public Records of Falls County
Falls County Nov 14, 2025 at 10:46A

Goodwin & Company

Description

Filing Management cert for Crestwood Ridge Property Owners' Association, Inc.

206832

Amount

29.00

RECEIVED

NOV 14 2025

FALLS COUNTY CLERK
FALLS COUNTY, TEXAS

Goodwin & Company

Description

Filing Management cert for Crestwood Ridge Property Owners' Association, Inc.

206832

Amount

29.00

RECEIVED

NOV 14 2025

FALLS COUNTY CLERK
FALLS COUNTY, TEXAS


Goodwin & Company

PO BOX 203310
Austin, TX 78720-3310

Texas Capital Bank
2350 Lakeside Blvd Suite 800
Richardson, TX 75082
32-1797/1110

206832

DATE: 10/24/2025

PAY ONLY 

\$29.00

PAY Twenty-Nine and 00/100 Dollars
TO THE Falls County
ORDER PO Box 458
OF Marlin, TX 76661

****COPY****COPY****COPY****

MEMO: Crestwood Ridge Property Owners' Association, Inc.

Official Receipt for Recording in:

Falls County Clerk
PO Box 458
Marlin 76661

Issued To:

GOODWIN & COMPANY
PO BOX 203310
AUSTIN TX 78720

Recording Fees

Filing Type	Number	Volm	Page	Time	Recording Amount
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Recordings	00021086	00466	00867	10:46:00a	29.00
MC					

29.00

Collected Amounts

Payment Type	Amount
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Check	206832	29.00
		----- 29.00

Total Received :	29.00
Less Total Recordings:	29.00

Change Due :	.00

Thank You
ELIZABETH PEREZ - COUNTY CLERK

By - Vanessa Dodd

Receipt# Date Time
0113473 11/14/2025 10:46a