

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

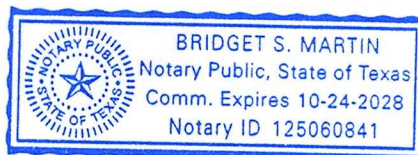
This instrument was signed before me on October 22, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.


Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: 2025-0004290 RECORDED DATE: 11/07/2025 03:08:17 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: CERTIFICATE Transaction Reference: Document Reference:	Transaction #: 1011095 - 1 Doc(s) Document Page Count: 2 Operator Id: Olga	
RETURN TO: () GOODWIN & COMPANY 11950 JOLLYVILLE RD AUSTIN, TX 78759	SUBMITTED BY: GOODWIN & COMPANY 11950 JOLLYVILLE RD AUSTIN, TX 78759	
DOCUMENT # : 2025-0004290 RECORDED DATE: 11/07/2025 03:08:17 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.   Kerrie Cobb Limestone County Clerk		

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Honorable Kerrie Cobb
Limestone County Clerk
200 West State Street, Suite 102
Groesbeck, TX 76642

CUSTOMER	TRANSACTION INFORMATION	
Submitted By: GOODWIN & COMPANY	Receipt #	48189
11950 JOLLYVILLE RD	Transaction #	1011095
AUSTIN, TX 78759	Transaction Type:	OPR RECORDING
	Cashier By:	Olga
Delivery Method:	Cashier Date:	11/07/2025 03:08:17 PM
Return Method:	Print Date:	11/07/2025 03:08:17 PM

CERTIFICATE, DOC#: 2025-0004290 (3 pgs)		
RECORDING		\$9.00
RECORDS MANAGEMENT FEE		\$10.00
ARCHIVE FEE		\$10.00
	Document Sub-Total	\$29.00

Total Fees:	\$29.00
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PAYMENT	
Check 206831	\$29.00
Total Payment:	\$29.00
Change:	\$0.00

Payment Comment: *