

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:** Clearwater Ranch
2. **Name of the Association:** Clearwater Ranch Homeowner's Association, Inc.
3. **Recording data for the Subdivision:**

Clearwater Ranch, Phase 1, according to the plat recorded in Document no. 2014025535, Clearwater Ranch, Phase 2, according to the plat recorded in Document no. 2016062931, Official Public Records of Williamson County, Texas.

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

Documents recorded in 2022134527, 2014025540, 2019016015, 2022089565, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Clearwater 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

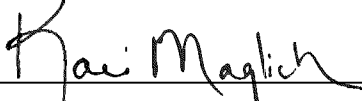
7. **Website address where all dedicatory instruments can be found:**

<https://acwr.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:**

Working Capital: \$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

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 Clearwater Ranch Homeowner's Association, Inc., Duly Authorized Agent
Signed: November 13, 2024

AFTER RECORDING RETURN TO: Goodwin & Company PO Box 203310 Austin, TX 78720-3310

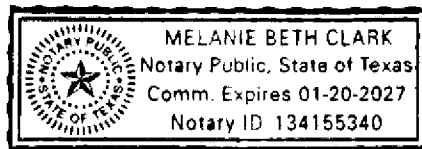
STATE OF TEXAS

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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**

2024091039

Pages: 3 Fee: \$29.00

11/14/2024 02:40 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas