

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:**

1. Clearwater Ranch, Phase 1, according to the plat recorded in Document no. 2014025535;
2. 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:**

1. Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2014025540;
2. Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2022089565;
3. First Amendment to Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., (Phase One and Two), recorded in Document no. 2019016015;
4. Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2016063158;
5. Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2019042561;
6. Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2020073212;
7. Amendment to Declaration of Covenants, Conditions, and Restrictions for Clearwater Ranch Homeowner's Association, Inc., recorded in Document no. 2022134527;
8. Variance to the Covenants, Conditions, and Restrictions for Clearwater Ranch Subdivision, recorded in Document no. 2020151296; 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@goodwin-co.com

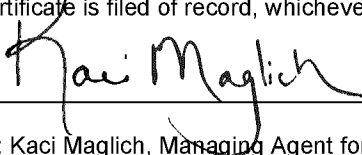
7. **Website address where all dedicatory instruments can be found:**

<https://acwr.sites.townsq.io/> or www.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:

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
 Refinance Fee: \$120
 Statement of Account: \$120

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: October 27, 2025

AFTER RECORDING RETURN TO:

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

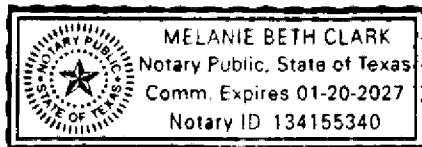
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 10/27/25, 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**

2025085748

Pages: 3 Fee: \$29.00

10/29/2025 04:03 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas