

### **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:** Warner Ranch PUD

2. **Name of the Association:** Villages at Warner Ranch Commercial Maintenance Association, Inc.

3. **Recording data for the Subdivision:**

1. Warner Ranch, Phase 1, Block D, according to the plat recorded in Document No. 2019012026;
2. Warner Ranch, Replat Lots 3A, 4A and 4B, Phase 1 Block D, according to the plat recorded in Document No. 2020097627, Official Public Records of Williamson County, Texas.

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

1. Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in Document no. 2002086529;
2. First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in Document no. 2006051093;
3. Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in Document no. 2018078449;
4. Third Amendment to Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in Document no. 2019100154;
5. Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions for Warner Ranch PUD, recorded in Document no. 2020166340, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Villages at Warner Ranch Commercial Maintenance 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](mailto:Info@goodwin-co.com)**

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

<https://avwr.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:**

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  
 Rush Covenant Compliance Inspection Fee: \$300  
 Lot Take Down Fee: \$120  
 New Home/First Lot Closing Statement Fee: \$120  
 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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for Villages at Warner Ranch Commercial  
 Maintenance Association, Inc., Duly Authorized Agent  
 Signed: August 24, 2025

**AFTER RECORDING RETURN TO:**

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

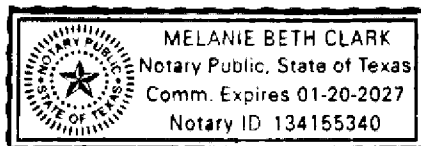
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 8/24/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*  
 Notary Public, State of Texas



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025068310**

Pages: 3 Fee: \$29.00

08/29/2025 11:11 AM

PKINNE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas