

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:** Waterstone Crossing
2. **Name of the Association:** Waterstone Crossing Residential Community, Inc.
3. **Recording data for the Subdivision:**

All that certain real property situated in Hays County, Texas, made subject to that certain Waterstone Crossing Master Covenant [Residential], recorded under Document No. 23018312, Official Public Records of Hays County, Texas (the "Covenant"), pursuant to the recording of one or more Notices of Applicability.

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

See Attachment 1

5. **Name and mailing address of the Association:** Waterstone Crossing Residential Community, 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

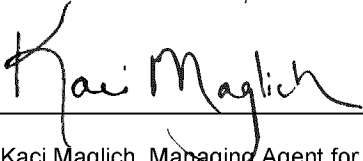
7. **Website address where all dedicatory instruments can be found:**

<https://awscr.sites.townsq.io/0> 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: \$500
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 Fees: \$340
Access Deactivation Fee: \$20

This management certificate is filed of record in Hays 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 Waterstone Crossing Residential Community, Inc., Duly Authorized Agent
Signed: April 18, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF HAYS

This instrument was signed before me on 4/18/25, 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



ATTACHMENT 1

1. Waterstone Crossing Master Covenant [Residential], recorded under Document No. 23018312, Official Public Records of Hays County, Texas.
2. Waterstone Crossing Development Area Declaration [Residential], recorded under Document No. 23018430, Official Public Records of Hays County, Texas.
3. Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 23039739, Official Public Records of Hays County, Texas.
 - A. First Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded as Document No. 24004830, Official Public Records of Hays County, Texas.
4. Waterstone Crossing Community Manual, recorded under Document No. 23018433, Official Public Records of Hays County, Texas.
5. Waterstone Crossing Adoption of Working Capital Assessment, recorded under Document No. 23018425, Official Public Records of Hays County, Texas.
6. Waterstone Crossing Notice of Applicability [Residential] [Limestone Creek Phase 1], recorded under Document No. 23042885, Official Public Records of Hays County, Texas.
7. Waterstone Crossing Notice of Applicability [Waterstone Village Townhomes, a Condominium], recorded under Document No. 23039741, Official Public Records of Hays County, Texas.
8. Waterstone Crossing Notice of Partial Waiver and Reduction of Working Capital Assessment, recorded under Document No. 24010021, Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

25013665 CERTIFICATE
04/21/2025 11:57:03 AM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

