

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2025-0001132 -  
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: TERRAZA HILLS RESIDENTIAL COMMUNITY INC

Pages: 3

Recorded On: 01/27/2025 03:10 PM

**This page is a permanent part of the document.  
Do Not Destroy**

<b>Recorded On:</b>	01/27/2025 03:10 PM	<b>Notes:</b>     
<b>Document Number:</b>	2025-0001132	
<b>Receipt Number:</b>	R251153	
<b>Amount:</b>	\$19.00	
<b>Recorded By:</b>	Simplifile	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**I hereby certify that this instrument was filed and duly  
recorded in the Official Records of Hood County, Texas**



Christine C. Leftwich  
County Clerk  
Hood County, Texas



**Return To:**

ARCHER NOW, LLC.  
12001 OAK KNOLL DR STE 100  
AUSTIN, TX 78759-2305



### **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:** Terraza Hills
2. **Name of the Association:** Terraza Hills Residential Community, Inc.
3. **Recording data for the Subdivision:**

Terraza Hills, according to the map or plat recorded as Document no. P-864, Official Public Records of Hood County, Texas.

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

Documents recorded in Document no. 2022-0012056, Official Public Records of Hood County, Texas.

5. **Name and mailing address of the Association:** Terraza Hills 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](mailto:Info@goodwintx.com)

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

<https://dtzhr.sites.townsq.io/> or [www.goodwintx.com](http://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:**

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 Hood 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 Terraza Hills Residential Community, Inc.,  
Duly Authorized Agent  
Signed: January 18, 2025

#### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§  
§

COUNTY OF HOOD

§

This instrument was signed before me on 1/18/25, 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

