

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:** Saddle Creek Ranch
2. **Name of the Association:** Saddle Creek Ranch Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

Saddle Creek Ranch, according to the plat recorded in Clerk's Instrument no. 2023-1033, Official Public Records of Rains County, Texas.

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

Documents recorded in Document no. 20231070, Official Public Records of Rains County, Texas.

5. **Name and mailing address of the Association:** Saddle Creek Ranch Property Owners' 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

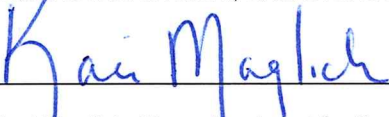
7. **Website address where all dedicatory instruments can be found:**

<https://dsdcr.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:**

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 Rains 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 Saddle Creek Ranch Property Owners' Association, Inc., Duly Authorized Agent
Signed: January 27, 2025

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

STATE OF TEXAS

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COUNTY OF RAINS

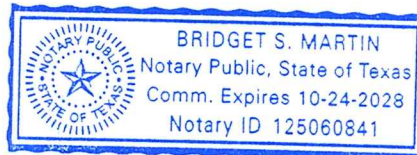
This instrument was signed before me on January 27, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



2025-477
MANDY SAWYER
COUNTY CLERK
2025 Feb 25 at 10:15 AM
RAINS COUNTY, TEXAS
By: M. Ferguson, DEPUTY

REC NO: 256765

Rains County, Texas
Mandy Sawyer, County Clerk

Emory, Texas
(903) 473-5000



DATE : 02/25/2025

TIME : 10:12am

YOUR CASHIER WAS: MFERGASON

REGISTER NO : MF

RECVD FROM: GOODWIN AND COMPANY

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OFFICIAL PUBLIC RECORDS		2025-477	2	\$ 29.00
TOTAL FEES PAID				\$ 29.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 29.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED	\$ 29.00
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----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 29.00
TOTAL FEES PAID	\$ 29.00

CHANGE DUE BACK	\$ 0.00
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---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 206385	\$ 29.00
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REC NO. 256765 CLOSED

Thank you

Mandy Sawyer
County Clerk

Goodwin & Company

206385

Description

Management certificate filing-Saddle Creek Ranch

Amount

29.00

Goodwin & Company

206385

Description

Management certificate filing-Saddle Creek Ranch

Amount

29.00

Goodwin & Company

PO BOX 203310
Austin, TX 78720-3310

Texas Capital Bank
2350 Lakeside Blvd Suite 800
Richardson, TX 75082
32-1797/1110

206385

DATE: 2/10/2025



PAY
ONLY



\$29.00

PAY Twenty-Nine and 00/100 Dollars
TO THE Rains County
ORDER 220 W. Quitman Street
OF Ste B
Emory, TX 75440 US

MEMO: Saddle Creek Ranch

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