

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:** Water Oak at San Gabriel
2. **Name of the Association:** Water Oak at San Gabriel Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Water Oak North Section 1, according to the plat recorded in document 2013033404, Water Oak North Sections 2&3 Phase 1, according to the plat recorded in document 2014100976, Water Oak North Section 1 Block G and Lot 3 Block C, according to the plat recorded in document 2015074069, Water Oak North Section 2&3 Phase 2, according to the plat recorded in document 2016002406, Water Oak North Section 2&3 Phase 4, according to the plat recorded in document 2016002544, Water Oak North Section 2&3 Phase 3, according to the plat recorded in document 2016002567, Water Oak North Section 4 Phase 1A, according to the plat recorded in document 2019126281, Water Oak North Section 4 Phase 1B, according to the plat recorded in document 202000306, Water Oak North Section 4 Phase 2, according to the plat recorded in document 2020001025, Official Public Records of Williamson County, Texas.

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

Documents 2013034861, 2013035156, 2013039644, 2013041290, 2013094960, 2014102982, 2016007967, 2016085670, 2016085671, 2017036985, 2017044177, 2017071343, 2018036532, 2022063617, 2022063618, 2023011329, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Water Oak at San Gabriel Homeowners 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

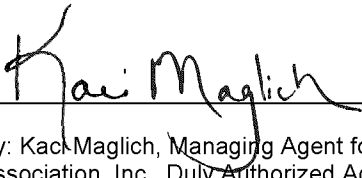
7. **Website address where all dedicatory instruments can be found:**

<https://awos.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:**

HOA Transfer Fee: \$50
Origination Fee: \$1000
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 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 Water Oak at San Gabriel Homeowners Association, Inc., Duly Authorized Agent
Signed: December 12, 2024

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 12/12/24, 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**

2024099112

Pages: 3 Fee: \$29.00

12/16/2024 08:20 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas