

**MANAGEMENT CERTIFICATE
OF
WILLOWBROOK COMMUNITY, INC.**

The undersigned, being an officer of Willowbrook Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Willowbrook.
2. The name of the association: Willowbrook Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Guadalupe County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Willowbrook, recorded as Document No. 202399016233, in the Official Public Records of Guadalupe County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Exhibit "A" attached hereto.
5. The name and mailing address of the association: Willowbrook Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Goodwin & Company
Mailing Address: 11950 Jollyville Road
Austin, Texas 78759
Attn: Lisa Pair
Telephone Number: (210) 447-5562
Email Address: lisa.pair@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.goodwintx.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

Street Reserve Contribution - \$250.00

This Certificate is effective as of the date it is recorded in the Official Public Records of Guadalupe County, Texas.

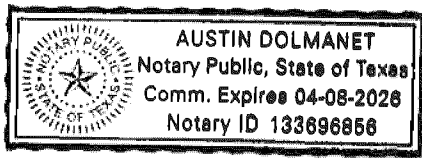
WILLOWBROOK COMMUNITY, INC.,
a Texas non-profit corporation

By: John Jones
Printed Name: John Jones
Title: President

STATE OF TEXAS §
COUNTY OF Travis §

This instrument was acknowledged before me on the 6 day of September, 2023, by John Jones, the President WILLOWBROOK COMMUNITY, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



Austin Dolmanet
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

EXHIBIT "A"

RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Willowbrook, recorded as Document No. 202399016233, Official Public Records of Guadalupe County, Texas.
2. Willowbrook Community Manual, recorded as Document No. 202399016242, Official Public Records of Guadalupe County, Texas.
 - A. Willowbrook First Supplement to Community Manual, recorded as Document No. 202399022356, Official Public Records of Guadalupe County, Texas.
3. Adoption of Working Capital Assessment for Willowbrook, recorded as Document No. 202399021440, Official Public Records of Guadalupe County, Texas.
4. Willowbrook Notice of Plat Recordation [Unit 1], recorded as Document No. 202399021442, Official Public Records of Guadalupe County, Texas.

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number: 202399022399
Recorded On: September 06, 2023 03:45 PM
Total Pages: 4
Total Fees: \$34.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

Receipt Number: 20230906000156
User: Ivette K
Station: Recording3

Return To:
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**STATE OF TEXAS
GUADALUPE COUNTY**

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.



Teresa Kiel
Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX