

## **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:** Butlers Bend

**2. Name of the Association:** Butlers Bend Residential Community, Inc.

**3. Recording data for the Subdivision:**

Butlers Bend, Section 1, according to the plat recorded in Document no. 2024016752, Official Public Records of Montgomery County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2024004484;
2. First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2025106480;
3. Butlers Bend Adoption of Working Capital Assessment, recorded in Document no. 2024004805;
4. Butlers Bend Adoption of Reserve Fund Contribution, recorded in Document no. 2025106487, Official Public Records of Montgomery County, Texas.

**5. Name and mailing address of the Association:** Butlers Bend 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@goodwin-co.com](mailto:Info@goodwin-co.com)**

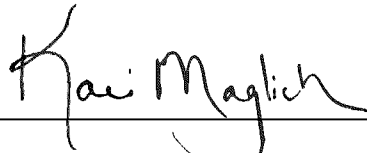
**7. Website address where all dedicatory instruments can be found:**

<https://hbbrc.sites.townsq.io/> or [www.goodwin-co.com](http://www.goodwin-co.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: Equal to 1 Annual Assessment  
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  
Refinance Fee: \$120  
Statement of Account: \$120

This management certificate is filed of record in Montgomery 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 Butlers Bend Residential Community, Inc.,  
Duly Authorized Agent  
Signed: December 3, 2025

**AFTER RECORDING RETURN TO:**

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

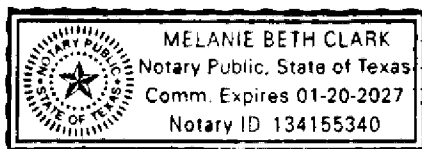
STATE OF TEXAS

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§  
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COUNTY OF MONTGOMERY

This instrument was signed before me on 12/03/25, 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



**E-FILED FOR RECORD**

12/10/2025 04:15PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**12/10/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas