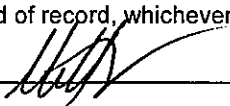


MANAGEMENT CERTIFICATE

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:** Mountain Valley CC Estates
2. **Name of the Association:** MVCC Estates Owners Association, Inc.
3. **Recording data for the Subdivision:** MVCC Estates, according to the property described in Exhibit A attached
4. **Recording data for the Declaration and Declaration amendments:** Documents located in Book 2065, Page 0178, and Book 2065, Page 0118, and Book 2191, Page 0704, and Book 2304, Page 0038, and Book 2393, Page 0659 and Book 2564, Page 0412, and Book 2970, Page 0363, and Book 3056, Page 0463, and Book 3229, Page 0725, and 201200026975, 201400006292, 201828843, 20198103, 202018124, Official Public Records of Johnson County, Texas.
5. **Name and mailing address of the Association:** MVCC Estates 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 78720
(855) 289-6007
info@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**
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: \$300 / 3 business days: \$200 / 5 business days: \$100
Compliance Inspection Fee (optional): \$120
Transfer: \$275

This management certificate is filed of record in Johnson 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: Matt Gibson, Managing Agent for MVCC Estates Owners Association, Inc.,
Duly Authorized Agent
Signed: September 7, 2021

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

§
§
§

COUNTY OF JOHNSON

This instrument was signed before me on September 7, 2021 and it was acknowledged that this instrument was signed by Matt Gibson 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: October 24, 2024

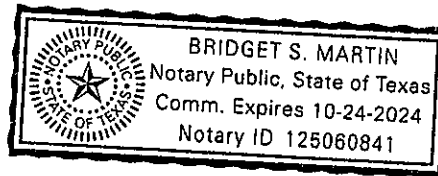


EXHIBIT A

Those plat records of real property located in the City of Burleson, Johnson County, Texas and more particularly described as follows:

- Mountain Valley Country Club Estates, recorded in the Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Volume 2065, Page 0118;
- In the Supplemental Declaration Recorded in Volume 2111, Page 07041;
- In the 2nd Supplemental Declaration Recorded in Volume 2304, Page 0038;
- In the 3rd Supplemental Declaration Recorded in Volume 2393, Page 0659;
- Lakewood, Phase 1 of Mountain Valley Country Club Estates, Recorded in Volume 8, Page 410;
- Tract A, Phase 1 of Mountain Valley Country Club Estates, Recorded in Volume 8, Page 981;
- Tract C, Phase 1 of Mountain Valley Lake, Recorded in Volume 8, Page 875-876;
- Tract C, Phase 2 of Mountain Valley Lake, Recorded in Volume 9, Page 256;
- Fairways Vista, Phase I of Mountain Valley Country Club Estates, Recorded in Volume 8, Page 413;
- Fairways Vista, Phase II, Recorded in Volume 8, Page 437;
- Lakewood, Phase 1 of Mountain Valley Country Club Estates, Recorded in Volume 8, 304, Slide A;
- Lakewood, Phase 2 of Mountain Valley Country Club Estates Recorded in Volume 8, Page 412;
- Lakewood, Phase 3 of Mountain Valley Country Club Estates, Recorded in Volume 8, Page 430;
- Lakewood, Phase 4 of Mountain Valley Country Club Estates, Recorded in Volume 8, Page 543;

All Recorded in the Plat Records of Johnson County, Texas,



VG-105-2021-36018

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 36018

Real Property Recordings

Recorded On: September 23, 2021 11:41 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

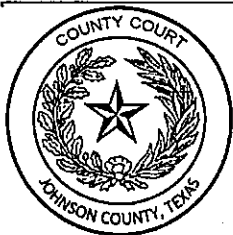
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 36018
Receipt Number: 20210910000203
Recorded Date/Time: September 23, 2021 11:41 AM
User: Cheryl W
Station: ccl06

Record and Return To:
GOODWIN & COMPANY
PO BOX 203310

AUSTIN TX 78720-3310



STATE OF TEXAS

Johnson County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Johnson County, Texas**

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey