

## **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 Country Club 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 recorded in Book 2065 Page 0178, 020765, 06415, 26691, 32083, 003058, 018538, 004800, 201200026975, 201400006292, 2016-12791, 2018-28843, 2019-8103, 2019-26208, 2020-5475, 2020-20697, 2020-41519, 2021-16301, 2021-44615, 2022-21113, 2023-9575, 2023-22244, 2024-899, 2024-9939, D224060149, 2024-17079, 2024-23826, 2024-29760, 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  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)


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

<https://dmvc.sites.townsq.io/> or [www.goodwintx.com](http://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: \$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.

  
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By: Kaci Maglich, Managing Agent for MVCC Estates Owners Association, Inc.,  
Duly Authorized Agent  
Signed: November 14, 2024

<b><u>AFTER RECORDING RETURN TO:</u></b>
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Goodwin & Company PO Box 203310 Austin, TX 78720-3310
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STATE OF TEXAS

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COUNTY OF JOHNSON

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This instrument was signed before me on 11/14/24, 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

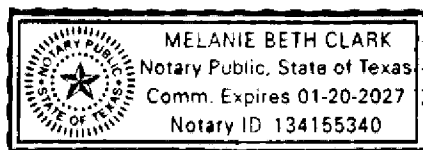


EXHIBIT A

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

- 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;

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

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2024 - 32582

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: November 18, 2024 10:06 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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:** 2024 - 32582  
**Receipt Number:** 20241118000028  
**Recorded Date/Time:** November 18, 2024 10:06 AM  
**User:** Cheryl W  
**Station:** CCLB05

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*