

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:**

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, 2025-2052, 2025-5336, 2025-8389, 2025-9651, 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

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

<https://dmvc.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:**

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
Deactivation Fee: \$20

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: Kaci Maglich, Managing Agent for MVCC Estates Owners Association, Inc.,
Duly Authorized Agent
Signed: April 7, 2025

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 4/7/25, 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

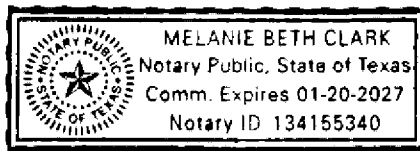


EXHIBIT A

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

Instrument Number: 2025 - 9903

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: April 08, 2025 10:47 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025 - 9903
Receipt Number: 20250408000028
Recorded Date/Time: April 08, 2025 10:47 AM
User: Amanda T
Station: ccl83

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