

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:**

1. Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Book 2065 Page 0118;
2. Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 020765, Book 2111, Page 0704;
3. First Amendment to Declaration, Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Book 2065, Page 178;
4. Second Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 06415;
5. Third Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 26691;
6. Second Amendment to Declaration, Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates, recorded in Document no. 32083;
7. Fourth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 003058;
8. Fifth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 018538;
9. Sixth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 004800;
10. Seventh Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 201200026975;
11. Eight Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 201400006292;
12. Ninth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2016-12791;
13. Tenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2018-28843;
14. Eleventh Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2019-8103;
15. Twelfth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2019-26208;
16. Thirteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2020-5475;
17. Fourteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2020-20697;
18. Fifteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2020-41519;

19. Sixteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2021-16301;
20. Seventeenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2021-44615;
21. Eighteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2022-21113;
22. Nineteenth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2023-9575;
23. Twentieth Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2023-22244;
24. Twenty First Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2024-899;
25. Twenty Second Supplemental Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2024-9939;
26. Twenty Third Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. D224060149;
27. Twenty Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2024-17079;
28. Twenty Fifth Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2024-21144;
29. Twenty Sixth Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2024-23826;
30. Twenty Seventh Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2024-29760;
31. Twenty Eight Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2025-2052;
32. Twenty Ninth Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2025-5336;
33. Thirtieth Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2025-8389;
34. Thirty First Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Estates Annexing Additional Land, recorded in Document no. 2025-9651;
35. Thirty Second Supplement to Declaration of Covenants, Conditions and Restrictions for Mountain Valley Country Club Estates Annexing Additional Land, recorded in Document no. 2025-11239, 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: May 13, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF JOHNSON

This instrument was signed before me on 5/13/25, 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

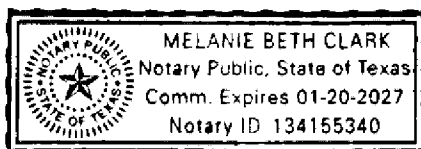


EXHIBIT A

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 - 13743

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: May 14, 2025 08:32 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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 - 13743

Receipt Number: 20250514000009

Recorded Date/Time: May 14, 2025 08:32 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