

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:** Vineyard View Ranch

2. **Name of the Association:** Vineyard View Road Maintenance Association, Inc.

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

Vineyard View Ranch, according to the map or plat recorded in Instrument no. 20250771, Official Public Records of Houston County, Texas.

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

Declaration of Restrictive Covenants for The Vineyard View Ranch Subdivision, recorded in Instrument no. 20250810, Official Public Records of Houston County, Texas.

5. **Name and mailing address of the Association:** Vineyard View Road Maintenance 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

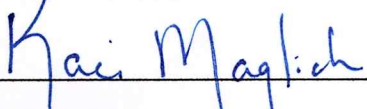
7. **Website address where all dedicatory instruments can be found:**

<https://dvyvr.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

This management certificate is filed of record in Houston 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 Vineyard View Road Maintenance Association, Inc., Duly Authorized Agent
Signed: June 23, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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§
§

COUNTY OF HOUSTON

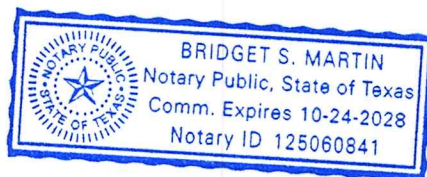
This instrument was signed before me on June 23, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



FILED FOR RECORD
TERRI MEADOWS - COUNTY CLERK
HOUSTON COUNTY, TEXAS

INST NO:20253174

FILED ON: JULY 17, 2025 AT 10:19am
THE INSTRUMENT CONTAINED 3 PAGES AT FILING

THE STATE OF TEXAS
COUNTY OF HOUSTON

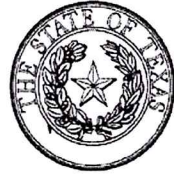
I, Terri Meadows, Clerk County Court in and
for said county hereby do certify that the
foregoing instrument was filed for record in
my office on the 17th day of July 2025
at 10:19 AM and duly recorded on that date, in
the Official Public Records of said county.

Instrument # 20253174, 3 Pages

Terri Meadows, County Clerk

REC NO: 306960

Houston County, TX
Terri Meadows, County Clerk
401 E. Houston Ave Suite D
Crockett, TX 75835
(936)544-3255



DATE : 07/17/2025

TIME : 10:19am

YOUR CASHIER WAS: KSANDIFER

REGISTER NO : RB

RECVD FROM: GOODWIN AND COMPANY

ITEM DESCRIPTION	GFE NO.	CLERK/CAUSE NO.	QTY	FEES PAID
OPR RECORDING		20253174	2	\$ 29.00
TOTAL FEES PAID				\$ 29.00

----- AMOUNT TENDERED -----

CASH RECEIVED	\$ 0.00
CHECKS RECEIVED	\$ 29.00
TIME SERVED	\$ 0.00
WAIVED FEES	\$ 0.00
DEPOSITORY DEBIT	\$ 0.00
DIRECT DEPOSIT	\$ 0.00

TOTAL RECEIVED	\$ 29.00
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----- TRANSACTION SUMMARY -----

TOTAL RECEIVED	\$ 29.00
TOTAL FEES PAID	\$ 29.00

CHANGE DUE BACK	\$ 0.00
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---- CHECKS, MONEY ORDERS or DIRECT DEPOSITS ----

1 Checks, Money Orders, or Direct Deposits Received

CK# 206641	\$ 29.00
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REC NO. 306960 CLOSED

Thank you
Terri Meadows
County Clerk

Goodwin & Company

206641

Description

Filing Management cert for Vineyard View Road Maintenance Association, Inc.

Amount

29.00

Goodwin & Company

206641

Description

Filing Management cert for Vineyard View Road Maintenance Association, Inc.

Amount

29.00


Goodwin & Company

PO BOX 203310
Austin, TX 78720-3310

Texas Capital Bank
2350 Lakeside Blvd Suite 800
Richardson, TX 75082
32-1797/1110

206641

DATE: 6/27/2025

➡ PAY ONLY  00 CENTS

\$29.00

PAY Twenty-Nine and 00/100 Dollars
TO THE Houston County
ORDER 401 East Houston Avenue
OF Crockett, TX 75835 US

MEMO: Vineyard View Road Maintenance Association, Inc.

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