

## **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:** Lone Star Ridge
2. **Name of the Association:** Lone Star Ridge Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

Lone Star Ridge, according to the plat recorded in Clerk's Instrument no. 20231633, Plat map Volume 1, Page 242, Official Public Records of Houston County, Texas.

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

Documents recorded in Instrument nos. 20231813, 20232051, Official Public Records of Houston County, Texas.

5. **Name and mailing address of the Association:** Lone Star Ridge Property 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:**

[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 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 Lone Star Ridge Property Owners' Association, Inc., Duly Authorized Agent  
Signed: February 12, 2024

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

COUNTY OF HOUSTON

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§  
§

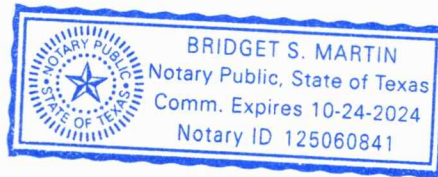
This instrument was signed before me on February 12, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024



Terri Meadows  
COUNTY CLERK



401 East Houston Avenue, First Floor  
Crockett, TX 75835  
PHONE (936) 544-3255, ext. 242

**DO NOT DESTROY**

**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 20240518 Book: Page:  
FILED FOR RECORD ON : 2/21/24 10:56 AM # of Pages: 3  
SUBMITTER: LONE STAR RIDGE PROPERTY OWNERS ASSOCIATION, INC.  
RETURN TO:

GOODWIN & COMPANY  
PO BOX 203310  
AUSTIN, TX 78720

Grantor LONE STAR RIDGE PROPERTY  
OWNERS ASSOCIATION, INC.  
Grantee PUBLIC

I hereby certify that this instrument was FILED in file number Sequence  
on the date and at the time stamped here on by me and was duly  
RECORDED in the Official Public Records of Houston County County,  
TX.

Terri Meadows  
County Clerk, Houston County County, Texas

BY: Angie Ray Deputy

**ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW**

Terri Meadows  
Houston County County Clerk  
401 East Houston Avenue, First Floor  
Crockett, TX 75835



## PAYMENT RECEIPT

**Receipt Number:** 278442

**Status:** Active

**Date Entered:** 02/21/2024

**Name:** LONE STAR RIDGE PROPERTY OWNERS  
ASSOCIATION, INC.

**Notes:** MANAGEMENT CERTIFICATE

**Check Number(s):** 25102

Category	Product	Quantity	Pages	NF Pages	Document Number
Official Public Records	OPR Recording	1	2	1	20240518

Fee	Sub Amount	Subtotal
Records Management &	\$ 10.00	
Records Archive Fee	\$ 10.00	
Clerk Recording	\$ 9.00	
		\$ 29.00

**Total Transactions:** \$ 29.00

<b>Cash:</b>	\$ 0.00
<b>Checks:</b>	\$ 29.00
<b>Credit:</b>	\$ 0.00
<b>Charges:</b>	\$ 0.00
<b>Direct Deposit:</b>	\$ 0.00
<b>Refund Check:</b>	\$ 0.00

**Total Paid:** \$ 29.00

**Change Due:** \$ 0.00

Lone Star Ridge Property Owners Association, Inc. 2/14/2024 Chk#: 25102 \$29.00 Western Alliance Bank  
Houston County Clerk Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00	-021424	2/14/2024	Legal Expense - management Certificate Re
	29.00			

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