



### **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:** Nautical Shores
2. **Name of the Association:** Property Owners Association of Nautical Shores, Inc.
3. **Recording data for the Subdivision:** Nautical Shores, Phase 1, according to the plat recorded in the document 201512182, Nautical Shores, Phase 2, according to the plat recorded in the document 20161591, Nautical Shores, Phase 3, according to the plat recorded in the document 20161592, Nautical Shores, Phase 4, according to the plat recorded in the document 201612310, Official Public Records of Hunt County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 201512285, 201512286, 201512286, 20168048, 20168047, Official Public Records of Hunt County, Texas.
5. **Name and mailing address of the Association:** Property Owners Association of Nautical Shores, 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 Hunt 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: Drew Sanders, Managing Agent for Property Owners Association of Nautical Shores, Inc., Duly Authorized Agent  
Signed: March 10, 2022

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF HUNT §

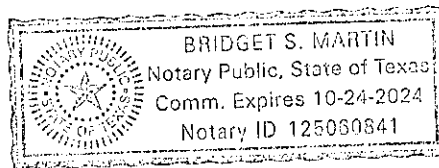
This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2022-13344 CTF  
06/07/2022 03:19 PM



Becky Landrum

Becky Landrum, County Clerk  
Hunt County, Texas