

### **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 Document 201512182, Nautical Shores, Phase 2, according to the plat recorded in Document 20161591, Nautical Shores, Phase 3, according to the plat recorded in Document 20161592, Nautical Shores, Phase 4, according to the plat recorded in Document 201612310, Official Public Records of Hunt County, Texas.

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

Documents recorded in 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)

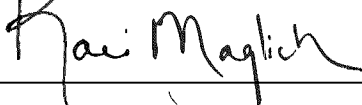
7. **Website address where all dedicatory instruments can be found:**

<https://dpns.sites.townsq.io/> or [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 Fee: \$340  
Access Deactivation Fee: \$20

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: Kaci Maglich, Managing Agent for Property Owners Association of Nautical Shores, Inc., Duly Authorized Agent  
Signed: October 28, 2024

<b>AFTER RECORDING RETURN TO:</b>  <b>Goodwin &amp; Company</b> <b>PO Box 203310</b> <b>Austin, TX 78720-3310</b>
---

STATE OF TEXAS

§  
§  
§

COUNTY OF HUNT

This instrument was signed before me on 10/28/24, 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



**THE STATE OF TEXAS  
COUNTY OF HUNT**

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

**2024-21113**

**10/31/2024 01:21:06 PM**



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk  
Hunt, TX