

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 18, 2025 03:41 PM Fee: \$33.00

2025017352

Electronically Recorded

MANAGEMENT CERTIFICATE
OF
TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Turner's Crossing Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Turner's Crossing.
2. The name of the Association: Turner's Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Travis County, Texas, made subject to that certain Turner's Crossing Master Covenant [Residential] recorded as Document No. 2021173779 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Turner's Crossing Residential Community, Inc., c/o Goodwin & Company, 11149 Research Blvd., Ste. 100, Austin, Texas 78759, Attn: Matt Gibson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Goodwin & Company, Attn: Matt Gibson
Mailing Address:	11149 Research Blvd., Ste. 100, Austin, Texas 78759
Telephone Number::	(512) 502-7026
Email Address:	matt.gibson@goodwintx.com

7. Website to access the Association's dedicatory instruments: www.turnerscrossinghoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$340.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00

Rush Fees for Resale Certificate: 1 business day - \$290.00

3 business days - \$190.00

5 business days - \$90.00

Compliance Inspection Fee (optional): \$120.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

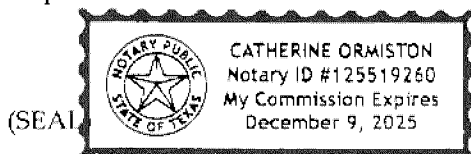
EXECUTED to be effective on the date this instrument is Recorded.

TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: BRANDON HANNAH
Title: PRESIDENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 17 day of February, 2025, by Brandon Hannah, the President of TURNER'S CROSSING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Turner's Crossing Master Covenant [Residential] recorded under Document No. 2021173779, Official Public Records of Travis County, Texas.
2. Turner's Crossing Development Area Declaration [Residential] recorded under Document No. 2021174883, Official Public Records of Travis County, Texas.
3. Turner's Crossing Design Guidelines recorded under Document No. 2021174884, Official Public Records of Travis County, Texas.
 - a. First Amendment to Turners Crossing Design Guidelines [Residential], recorded under Document No. 2022008296, Official Public Records of Travis County, Texas.
4. Turner's Crossing Adoption of Working Capital Assessment recorded under Document No. 2021174885, Official Public Records of Travis County, Texas.
5. Turner's Crossing Notice of Applicability [Residential] [Phase 1] recorded under Document No. 2021175289, Official Public Records of Travis County, Texas.
6. Turner's Crossing Community Manual recorded under Document No. 2021177812, Official Public Records of Travis County, Texas.
 - a. First Supplement to Turners Crossing Community Manual, recorded under Document No. 2024097972, Official Public Records of Travis County, Texas
7. Turner's Crossing Notice of Applicability [Residential] [Phase 2], recorded under Document No. 2023008375, Official Public Records of Travis County, Texas.