

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:** Wildcat Farms
2. **Name of the Association:** Wildcat Farms Property Owners' Association, Inc.
3. **Recording data for the Subdivision:**

That certain Tract of land located in Hopkins County, Texas, being more fully described on the map and plat recorded in Clerk's File no. 4053, Plat Map Volume 7, Page 198-199 of the Map and Plat records of Hopkins County, Texas.

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

Declaration of Covenants, Conditions, and Restrictions for The Wildcat Farms Subdivision, recorded in Instrument no. 4054, Official Public Records of Hopkins County, Texas.

5. **Name and mailing address of the Association:** Wildcat Farms 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@goodwin-co.com

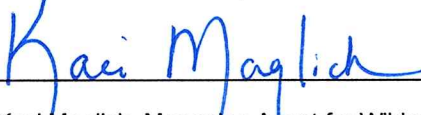
7. **Website address where all dedicatory instruments can be found:**

<https://dwcfp.sites.townsq.io/> or <https://goodwin-co.com/> , use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: \$300
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
Refinance Fee: \$120
Statement of Account: \$120
Transfer Fee: \$340

This management certificate is filed of record in Hopkins 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 Wildcat Farms Property Owners' Association, Inc., Duly Authorized Agent
Signed: October 22, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

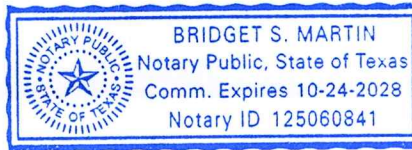
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COUNTY OF HOPKINS

This instrument was signed before me on October 22, 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 AND RECORDED ON

NOV 03, 2025 AT 01:24P

AS A(N) OF RECORD

CLERK NUMBER 20256796 PAGES 2

AMOUNT: 29.00

RECEIPT NUMBER 25007228

BY MAHERNANDE

STATE OF TEXAS HOPKINS COUNTY, TEX

I hereby certify that this instrument was filed in file number sequence on the date and time stamped hereon by me and was duly recorded in the named records of Hopkins County, Texas.

TRACY SMITH, COUNTY CLERK
HOPKINS COUNTY, TEXAS

mail/front