

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:** Cotton River

2. **Name of the Association:** Cotton River Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

Cotton River, Section 3, according to the plat recorded in Document no. 2020-150179, Cotton River, Section 4, according to the plat recorded in Document no. 2020-161038, Cotton River, Section 5, according to the plat recorded in Document no. 2021-166066, Official Public Records of Chambers County, Texas.

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

Documents recorded in Document nos. 2020-152301, 2020-152207, 2020-153526, 2021-172332, 2020-150179, Official Public Records of Chambers County, Texas.

5. **Name and mailing address of the Association:** Cotton River Homeowners 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

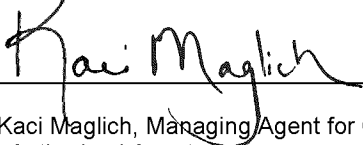
7. **Website address where all dedicatory instruments can be found:**

<https://hctrv.sites.townsq.io/> or 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

This management certificate is filed of record in Chambers 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 Cotton River Homeowners Association, Inc.,
Duly Authorized Agent
Signed: January 27, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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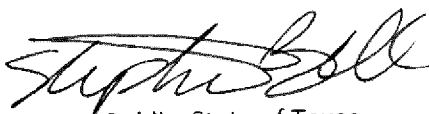
COUNTY OF CHAMBERS

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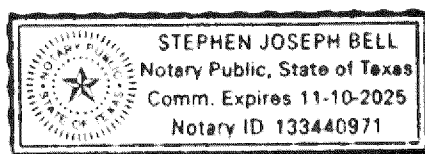
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This instrument was signed before me on 1/27/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:



Notary Public, State of Texas



FILED FOR RECORD IN:
Chambers
On: 02/11/2025 02:30 PM
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By: KT
Heather H. Hawthorne

