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22-09000

**MANAGEMENT CERTIFICATE  
OF  
THE DRACE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Drace Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Drace.
2. The name of the Association: The Drace Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Llano County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Drace, recorded under Document No. 22-08763 in the Official Public Records of Llano County, Texas (the "**Declaration**").
4. The recording date for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: The Drace Residential Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: The Drace Residential Community, Inc.  
c/o Goodwin & Company  
Mailing Address: PO Box 203310, Austin, TX 78720  
Telephone Number: 855-289-6007  
Email Address: [info@goodwintx.com](mailto:info@goodwintx.com)

7. Website to access the Association's dedicatory instruments:  
[www.goodwintx.com](http://www.goodwintx.com), use the "find my community" search bar to locate the community webpage

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$1,750.00

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

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Resale Certificate Update Fee - \$75.00  
Compliance Inspection Fee [optional] - \$150.00  
Rush Fees to expedite delivery  
[in advance of 10 business day requirement]:

1 Business Day:	\$350.00
3 Business Days:	\$250.00
5 Business Days:	\$150.00
7 Business Days:	\$100.00

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

[SIGNATURE PAGE FOLLOWS]

✓  
This Certificate is effective as of the 29 day of November, 2022.

**THE DRACE RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: [Signature]

Printed Name: C. Derek Timmons

Title: President

STATE OF TEXAS

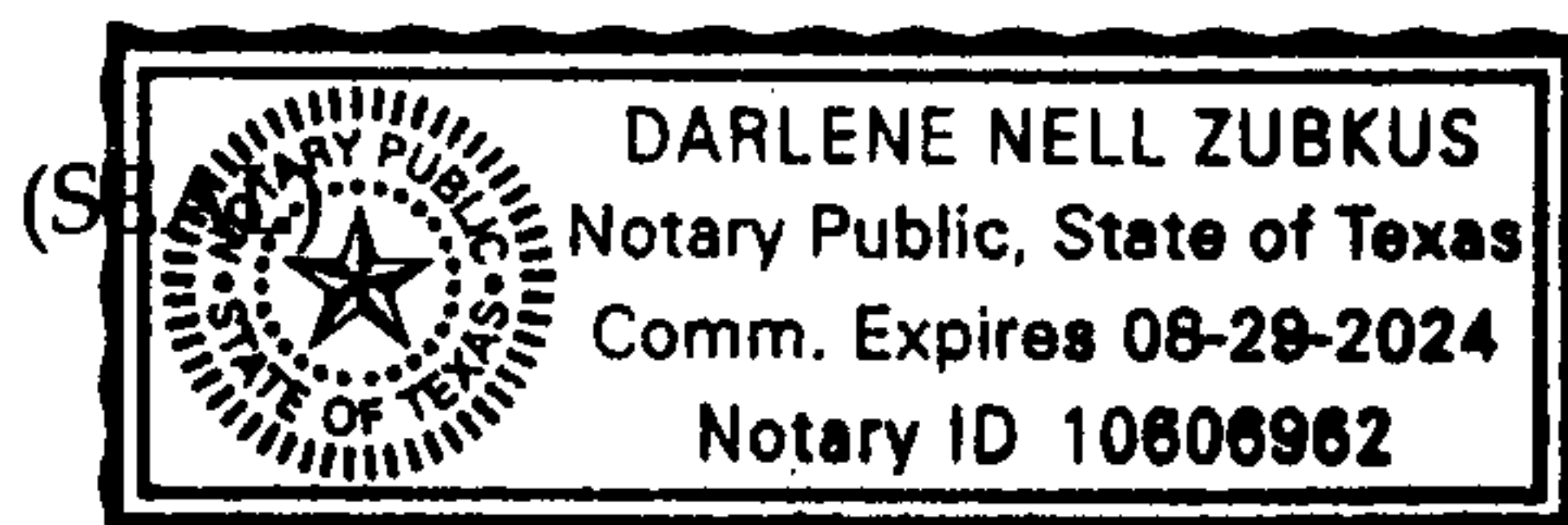
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COUNTY OF LLANO

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This instrument was acknowledged before me on the 29th day of November, 2022, by Derek Timmons, the President of THE DRACE 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  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

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**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for The Drace, recorded as Document No. 22-08763 in the Official Public Records of Llano County, Texas, as the same may be amended from time to time.
2. The Drace Community Manual, recorded as Document No. 22-08813 in the Official Public Records of Llano County, Texas, as the same may be amended and supplemented from time to time.
3. The Drace Adoption of Working Capital Assessment, recorded as Document No. 22-08812 in the Official Public Records of Llano County, Texas, as the same may be amended from time to time.
4. The Drace Notice of Election to Delay Levy of Assessments, recorded as Document No. 22-08999 in the Official Public Records of Llano County, Texas, as the same may be amended from time to time.

**ATTACHMENT 1**  
**THE DRACE RESIDENTIAL COMMUNITY, INC.**  
**MANAGEMENT CERTIFICATE**



✓ Andrew Vurdell  
1305 RR 1431W  
Kingsland TX  
78639

STATE OF TEXAS  
COUNTY OF LLANO

FILED AND RECORDED AT 2:47 O'CLOCK P M. ON  
THE 29 DAY OF NOVEMBER A.D. 2022.

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

INSTRUMENT NO:



COUNTY CLERK LLANO CO., TEXAS

BY Barney, DEPUTY

Marci Hadeler

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