

### **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:** Lakes of Savannah North
2. **Name of the Association:** Lakes of Savannah North Community Association, Inc.
3. **Recording data for the Subdivision:**

Lakes of Savannah North, Section 1, under Clerk's File no. 2014020056, Lakes of Savannah North, Section 2, under Clerk's File no. 2014020060, Lakes of Savannah North, Section 3, under Clerk's File no. 2014020051, Lakes of Savannah North, Section 4, under Clerk's File no. 2015012512, Lakes of Savannah North, Section 5, under Clerk's File no. 2015012525, Official Public Records of Brazoria County, Texas.

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

Declaration of Covenants, Conditions and Restrictions of Lakes of Savannah North, recorded under Clerk's File no. 2014034554,  
Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Four, recorded under Clerk's File no. 2016008127,  
Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Two, recorded under Clerk's File no. 2014035501,  
Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section One, recorded under Clerk's File no. 2014035500,  
Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Three, recorded under Clerk's File no. 2014035502,  
Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Five, recorded under Clerk's File no. 2016008128, Official Public Records of Brazoria County, Texas.

5. **Name and mailing address of the Association:** Lakes of Savannah North Community 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](mailto:Info@goodwintx.com)**

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

<https://hlosn.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:**

Capitalization Fee: Equal to Half of Annual Assessment Amount  
Foundation Fee – Equal to 0.15% of Sales Price  
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 Brazoria 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 Lakes of Savannah North Community Association, Inc., Duly Authorized Agent  
Signed: December 21, 2024

**AFTER RECORDING RETURN TO:**

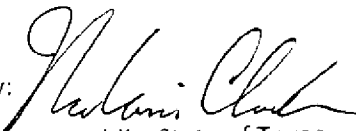
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

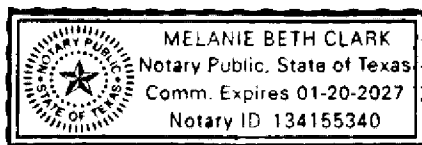
STATE OF TEXAS

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COUNTY OF BRAZORIA

This instrument was signed before me on 12/21/24, 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



## FILED and RECORDED

Instrument Number: 2024056190

Filing and Recording Date: 12/26/2024 03:32:51 PM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-sierra