



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:** Cedar Brook Community Association, Inc.

2. **Name of the Association:** Cedar Brook Community Association, Inc.

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

Cedar Brook Community, according to the plat recorded in Document no. 2023007090, Official Public Records of Williamson County, Texas.

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

Documents recorded in Document nos. 2023085454, 2023085528, 2022032331, 2022032104, 2022118994, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Cedar Brook 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

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

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: \$275

This management certificate is filed of record in Williamson 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 Cedar Brook Community Association, Inc.,
Duly Authorized Agent
Signed: December 28, 2023

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF WILLIAMSON

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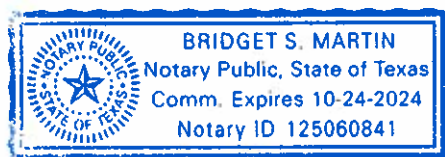
This instrument was signed before me on December 28, 2023, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



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GOODWIN & COMPANY
11950 JOLLYVILLE RD
AUSTIN TX 78759

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024003570

PMC

Fee: \$29.00

01/16/2024 02:20 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2024-2843

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$29.00
	# Pages	2
	External Document#	2024003570
	Document Info:	GOODWIN & COMPANY
SURPLUS	SURPLUS	\$1.00
	Amount	\$1.00
	Surplus Reason	OVERAGE
	Payable To:	CEDAR BROOK COMMUNITY ASSOCIATION INC
	Street Address	11950 JOLLYVILLE RD
	City, State and Zip Code	AUSTIN TX 78759-2309
	Acct# 01-0100-0000-370500	true
Surplus		\$1.00
Total		\$30.00
Tender (Check)		\$30.00
Check Number	25102	
Paid By	CEDAR BROOK COMMUNITY ASSOCIATION INC	

Thank You for Your Business

1/16/24 2:20 PM Osalinas