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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:** Sunset Valley
2. **Name of the Association:** Sunset Valley Residential Community, Inc.
3. **Recording data for the Subdivision:**

Sunset Valley, Section 1, according to the plat recorded in Document no. RP-2025-182719, Official Public Records of Harris County, Texas. lee

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

1. Declaration of Covenants, Conditions and Restrictions for Sunset Valley, recorded in Document no. RP-2024-97678;
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Valley, recorded in Document no. RP-2025-68107;
3. Sunset Valley Community Manual, recorded in Document no. RP-2024-98485;
4. Sunset Valley Adoption of Working Capital, recorded in Document no. RP-2025-68156;
5. Sunset Valley Adoption of Reserve Fund Contribution, recorded in Document no. RP-2025-68120, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Sunset Valley Residential Community, 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 lee

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

<https://hsvrc.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:**

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
Rush Covenant Compliance Inspection Fee: \$300
Transfer Fee: \$340

This management certificate is filed of record in Harris 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.

Kaci Maglich

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By: Kaci Maglich, Managing Agent for Sunset Valley Residential Community, Inc.,
Duly Authorized Agent
Signed: August 20, 2025

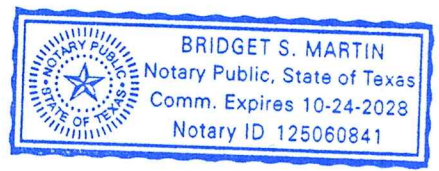
AFTER RECORDING RETURN TO:
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was signed before me on August 20, 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 FOR RECORD

8:00:00 AM

Tuesday, September 16, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Tuesday, September 16, 2025

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



Goodwin & Company**206744****Description**

Filing Management cert for Sunset Valley Residential Community, Inc.

Amount

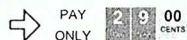
29.00

Goodwin & Company**206744****Description**

Filing Management cert for Sunset Valley Residential Community, Inc.

Amount

29.00

Goodwin & CompanyPO BOX 203310
Austin, TX 78720-3310Texas Capital Bank
2350 Lakeside Blvd Suite 800
Richardson, TX 75082
32-1797/1110**206744**

DATE: 9/3/2025

PAY Twenty-Nine and 00/100 Dollars
TO THE Harris County
ORDER Post Box # 1525
OF Houston, TX 77251 US

\$29.00

MEMO: Sunset Valley Residential Community, Inc.

****COPY****COPY****COPY****