

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:** Willowbrook

2. **Name of the Association:** Willowbrook Community, Inc.

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

Willowbrook, according to the plat recorded in Document no. 202399001234, Official Public Records of Guadalupe County, Texas.

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

Documents recorded in Document nos. 202399016233, 202399021440, Official Public Records of Guadalupe County, Texas.

5. **Name and mailing address of the Association:** Willowbrook 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@goodwintx.com

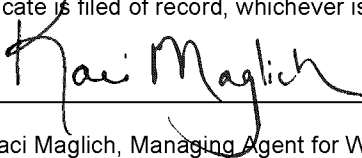
7. **Website address where all dedicatory instruments can be found:**

<https://swlbk.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:**

Working Capital: \$350
Reserve Fund: \$250
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 Guadalupe 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 Willowbrook Community, Inc., Duly Authorized Agent
Signed: January 27, 2025

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

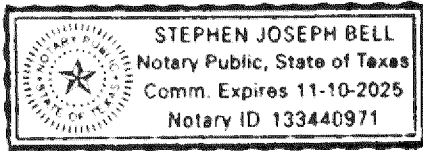
STATE OF TEXAS

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COUNTY OF GUADALUPE

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



202599003288

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/11/2025 11:55:51 AM PAGES: 2 LEAH
TERESA KIEL, COUNTY CLERK



