



Laura Richard

Laura Richard, County Clerk
Fort Bend County Texas

Pages: 2 Fee: \$ 19.00

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Fulshear Lakes Mixed-Use
2. **Name of the Association:** Fulshear Lakes Mixed-Use Owners Association, Inc.
3. **Condominium Location:** 32720 Farm to Market 1093, Fulshear, TX 77441
4. **Recording data for the Declaration:**
 1. Master Covenant of Condominium Regime for Fulshear Lakes Mixed-Use recorded in Document no 2020023280.
 2. Development Tract Declaration for Fulshear Lakes Mixed-Use recorded in Document no. 2020023723
 3. Community Enhancement Covenant for Fulshear Lakes Mixed-Use recorded in Document no. 2020023722
 4. Adoption of Capital Fee Assessment [Commercial] for Fulshear Lakes Mixed-Use recorded in Document no 2023084464.
 5. Notice of Applicability of Master Covenant [Commercial] and Development Tract Declaration for Fulshear Lakes Mixed-Use recorded in Document no. 2020002402, Official Public Records of Fort Bend County, Texas.
5. **Mailing Address of the Association:** : Fulshear Lakes Mixed-Use Owners Association, Inc. , c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com
7. **Website address where all dedicatory instruments can be found:**

<https://hfulm.sites.townsq.io/> or www.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
Transfer Fees: \$340
Refinance Fee - \$120
Statement of Account - \$120

This management certificate is filed of record in Fort Bend 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

By: Kaci Maglich, Managing Agent for : Fulshear Lakes Mixed-Use
Owners Association, Inc., Duly. Authorized Agent
Signed: August 29, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

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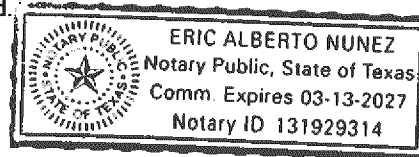
COUNTY OF FORT BEND

This instrument was signed before me on August 29th, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Eric Nunez

Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2027