

## **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:** Homeowners Association of WCR Owners Association, Inc.
2. **Name of the Association:** Homeowners Association of WCR Owners Association, Inc.
3. **Recording data for the Subdivision:**

Willow Creek Ranch, according to the plat recorded in Volume 8, Page 678, Official Public Records of Johnson County, Texas.

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

Documents recorded in Document nos. 15225, 38362, Book 3903, Page 69, 2012-3979, 2015-28355, Official Public Records of Johnson County, Texas.

5. **Name and mailing address of the Association:** Homeowners Association of WCR Owners 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)

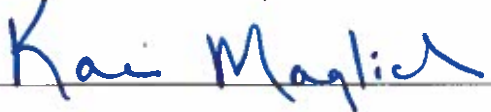
7. **Website address where all dedicatory instruments can be found:**

[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:**

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 Johnson 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 Homeowners Association of WCR Owners Association, Inc., Duly Authorized Agent  
Signed: November 30, 2023

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

STATE OF TEXAS

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COUNTY OF JOHNSON

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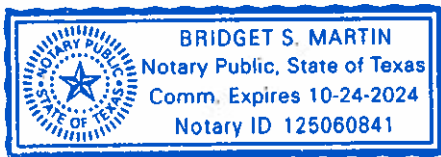
This instrument was signed before me on November 30, 2023 and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024





\*VG-30-2024-1727\*

Johnson County  
April Long  
Johnson County Clerk

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Instrument Number: 2024 - 1727

Real Property Recordings

Recorded On: January 22, 2024 11:32 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2024 - 1727  
Receipt Number: 20240122000089  
Recorded Date/Time: January 22, 2024 11:32 AM  
User: Susan L

**Record and Return To:**

GOODWIN & COMPANY  
PO BOX 2022310

Station: ccl06

AUSTIN TX 78720-3310



**STATE OF TEXAS**

**Johnson County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Johnson County, Texas**

April Long  
Johnson County Clerk  
Johnson County TX

*April Long*