

MANAGEMENT CERTIFICATE  
OF  
MCCROREY TRAILS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of McCrorey Trails Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: McCrorey Trails.
2. The name of the Association: McCrorey Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for McCrorey Trails, recorded in Document No. 2025039164, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration:  
See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: McCrorey Trails Residential Community, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Ste. 210, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.
6. The name, mailing address, telephone number, and email address of the person managing the Association:  

Name:	McCrorey Trails Residential Community, Inc. c/o Goodwin & Company
Mailing Address:	28420 Hardy Toll Road, Ste. 210, Suite 210 Spring, Texas 77373
Attn:	Kristen Craig
Telephone Number:	(713) 405-3127
Email Address:	kristen.craig@goodwintx.com
7. Website to access the Association’s dedicatory instruments:  
<https://goodwin-co.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Reserve Fund Contribution - Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$340.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 17<sup>th</sup> day of February, 2025.

**MCCROREY TRAILS RESIDENTIAL COMMUNITY,  
INC.,**  
a Texas nonprofit corporation

By: *Austin Dorow*  
Printed Name: Austin Dorow  
Title: President

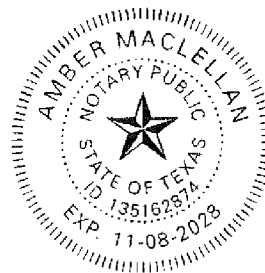
STATE OF TEXAS           §  
  §  
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 17 day of February, 2025 by Austin Dorow, President of MCCROREY TRAILS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

*Amber MacLellan*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com



**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for McCrorey Trails, recorded in Document No. 2025039164, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time.
2. McCrorey Trails Community Manual, recorded in Document No. 2025039554, Official Public Records of Montgomery County, Texas, as same may be amended and supplemented from time to time.
3. McCrorey Trails Adoption of Working Capital Assessment, recorded in Document No. 2025039551, Official Public Records of Montgomery County, Texas.
4. McCrorey Trails Adoption of Reserve Fund Contribution, recorded in Document No. 2025039552, Official Public Records of Montgomery County, Texas.

**E-FILED FOR RECORD**

04/24/2025 03:54PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**04/24/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas