

**MANAGEMENT CERTIFICATE  
TRACE MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Trace Master Community, Inc. (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 is Trace (the "Subdivision").
2. The name of the Association is Trace Master Community, Inc. (the "Association").
3. The recording data for the Subdivision is as follows:

Trace Subdivision, Section A, PA 1A Phase A-1, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 17040865 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Section A, PA 2A Phase A, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 17042179 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Section A, PA 1A Phase A-2, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 18010057 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Section A, PA 2B Phase A, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 18025791 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 2A Section B, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 19016335 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 1A, Section B, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 19021043 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 2C Section B, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 19035610 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 2B Section B, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 19036046 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 1B Section B, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded at Instrument No. 20003461 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 1A Section C, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 21007380 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 6A Section D, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 21012025 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 2B Section C, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 21022529 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 2B Section D, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 22005068 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, PA 1B Section C, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 22012142 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Planning Area 6B Section D, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 22027502 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Planning Area 6C Section D, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 22043363 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Planning Area 6D Section E, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 23000618 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

Trace Subdivision, Planning Area 7 Section E, a subdivision in Hays County, Texas, according to the Map or Plat thereof recorded under Instrument No. 23028263 in the Official Public Records of Hays County, Texas, and all amendments to or replats of said Map or Plat, if any.

4. The recording data for the declaration applicable to the Subdivision, and all amendments thereto, is as follows:

Trace Master Covenant, recorded at Instrument No. 17042179 in the Official Public Records of Hays County, Texas.

Trace Community Manual, recorded at Instrument No. 17042379 in the Official Public Records of Hays County, Texas.

Trace Development Area Declaration, recorded at Instrument No. 17042380 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 1), recorded at Instrument No. 17042666 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 2), recorded at Instrument No. 17043341 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhoods 1 & 2), recorded at Instrument No. 17043448 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 3), recorded at Instrument No. 18010526 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 4), recorded at Instrument No. 18027000 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 5), recorded at Instrument No. 19017945 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhoods 3, 4 & 5), recorded at Instrument No. 19018064 in the Official Public Records of Hays County, Texas.

City of San Marcos Subdivision Improvement Agreement, recorded at Instrument No. 19021046 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 6), recorded at Instrument No. 19022781 in the Official Public Records of Hays County, Texas.

Supplemental Design Guidelines to the Trace Master Covenant and Development Area Declaration, recorded at Instrument No. 19022956 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 6), recorded at Instrument No. 19023368 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplement Design Guidelines (Neighborhoods 1 – 6), recorded at Instrument No. 19027274 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 7), recorded at Instrument No. 19037117 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 8), recorded at Instrument No. 19037118 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhoods 7 & 8), recorded at Instrument No. 19037119 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhoods 7 & 8), recorded at Instrument No. 19037122 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 9), recorded at Instrument No. 20004514 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 9), recorded at Instrument No. 20004515 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 9), recorded at Instrument No. 20004647 in the Official Public Records of Hays County, Texas.

Declaration of Restrictive Covenant, recorded at Instrument No. 20026778 in the Official Public Records of Hays County, Texas.

Notice of Withdrawal of Land Trace Master Covenant, recorded at Instrument No. 20041461 in the Official Public Records of Hays County, Texas.

Restrictive Covenant, recorded at Instrument No. 20041465 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 10), recorded at Instrument No. 21009848 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration, recorded at Instrument No. 21009849 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable to Neighborhood 10), recorded at Instrument No. 21010290 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 11), recorded at Instrument No. 21012812 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 11), recorded at Instrument No. 21012813 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 11), recorded at Instrument No. 21012879 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 12), recorded at Instrument No. 21025644 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 12), recorded at Instrument No. 21025645 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 12), recorded at Instrument 21025812 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 13), recorded at Instrument No. 22005768 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplement Design Guidelines (Neighborhood 13), recorded at Instrument No. 22005769 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 13), recorded at Instrument No. 22005828 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 14), recorded at Instrument No. 22013497 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 14), recorded at Instrument No. 22013498 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 14), recorded at Instrument No. 22013661 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 15), recorded at Instrument No. 22029824 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 15), recorded at Instrument No. 22029825 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 15), recorded at Instrument No. 22029868 in the Official Public Records of Hays County, Texas.

Maintenance Covenant for Structural Controls, recorded at Instrument No. 22030505 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 16), recorded at Instrument No. 22046461 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 16), recorded at Instrument No. 22046462 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 16), recorded at Instrument No. 22046569 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 17), recorded at Instrument No. 23000619 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 17), recorded at Instrument No. 23000620 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 17), recorded at Instrument No. 23000621 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Trace Master Covenant and Development Area Declaration (Neighborhood 18), recorded at Instrument No. 23029285 in the Official Public Records of Hays County, Texas.

Notice of Applicability of Supplemental Design Guidelines (Neighborhood 18), recorded at Instrument No. 23029286 in the Official Public Records of Hays County, Texas.

Trace Adoption of Working Capital Assessment (Applicable only to Neighborhood 18), recorded at Instrument No. 23029301 in the Official Public Records of Hays County, Texas.

5. The name and mailing address of the Association is:

Trace Master Community, Inc.  
c/o Goodwin & Company  
P.O. Box 203310  
Austin, Texas 78720

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Goodwin & Company  
P. O. Box 203310  
Austin, Texas 78720  
Tel: (855) 289-6007  
Email: [info@goodwintx.com](mailto:info@goodwintx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://atce.sites.townsq.io/0>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Working Capital Contribution	\$250.00
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee	\$350.00
3 Business Day Rush Fee	\$250.00
5 Business Day Rush Fee	\$150.00
7 Business Day Rush Fee	\$100.00
Compliance Inspection Fee (Optional)	\$150.00
Transfer Fee	\$275.00

This Management Certificate is effective as of the 6<sup>th</sup> day of January, 2024, 2023.

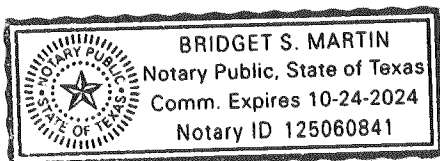
TRACE MASTER COMMUNITY, INC., a Texas nonprofit corporation

By: Raci Maglich  
 Name: Raci Maglich  
 Title: Director of Comm. Mgt Operations

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on 6<sup>th</sup> day of January, 2024, 2023, by Raci Maglich, Director of Comm. Mgmt for Trace Master Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Bridget Martin  
 Notary Public Signature

[SEAL]

**AFTER RECORDING RETURN TO:**

Adam Pugh  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

**MANAGEMENT CERTIFICATE  
TRACE MASTER COMMUNITY, INC.**



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

24001647 CERTIFICATE  
01/18/2024 11:00:06 AM Total Fees: \$53.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

