

## **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:** Trace
2. **Name of the Association:** Trace Master Community, Inc.
3. **Recording data for the Subdivision:**

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

Trace Master Covenant, recorded at Instrument No. 170421 79 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. Name and mailing address of the Association:** Trace Master 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](mailto:Info@goodwintx.com)

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

<https://atce.sites.townsq.io/> or [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:**

Working Capital: \$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  
 Amenity Deactivation Fee: \$20

This management certificate is filed of record in Hays 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 Trace Master Community, Inc., Duly  
 Authorized Agent  
 Signed: October 21, 2024

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

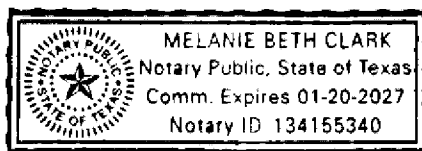
STATE OF TEXAS

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COUNTY OF HAYS

This instrument was signed before me on 10/21/24, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*  
 Notary Public, State of Texas



**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.

24040535 CERTIFICATE  
10/21/2024 03:58:37 PM Total Fees: \$41.00

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

