

## **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:** McCrorey Trails

**2. Name of the Association:** McCrorey Trails Residential Community, Inc.

**3. Recording data for the Subdivision:**

McCrorey Trails, Section 1, according to the map or plat recorded in Document no. 2024107895, Official Public Records of Montgomery County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for McCrorey Trails, recorded in Document no. 2025039164;
2. McCrorey Trails Adoption of Reserve Fund Contribution, recorded in Document no. 2025039552;
3. McCrorey Trails Adoption of Working Capital Assessment, recorded in Document no. 2025039551, Official Public Records of Montgomery County, Texas.

**5. Name and mailing address of the Association:** McCrorey Trails Residential 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@goodwin-co.com**

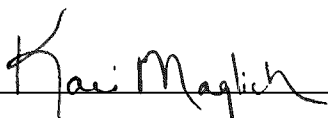
**7. Website address where all dedicatory instruments can be found:**

<https://hmtrc.sites.townsq.io/> or <https://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:**

Working Capital: Equal to 1 Annual Assessment  
Reserve Fund Contribution: Equal to 1 Annual Assessment  
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  
Refinance Fee: \$120  
Statement of Account: \$120  
Transfer Fee: \$340

This management certificate is filed of record in Montgomery 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 McCrorey Trails Residential Community,  
Inc., Duly Authorized Agent  
Signed: November 10, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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This instrument was signed before me on 11/10/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**E-FILED FOR RECORD**

11/12/2025 10:37AM



*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.

**11/12/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas