

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:** Arcadia Court

2. **Name of the Association:** Arcadia Court Community Association, Inc.

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

Arcadia Court, according to the plat recorded under Clerk's File No. RP-2016-198103 and Film Code No. 678132, Official Public Records of Harris County, Texas.

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

1. Declaration of Covenants, Conditions, Restrictions and Easement for Arcadia Court recorded in Clerk's File no. RP-2016-315040;
2. First Amendment of Declaration of Covenants, Conditions, Restrictions and Easement for Arcadia Court recorded in Clerk's File no. RP-2016-365107;
3. Bylaws of Arcadia Court Community Association, Inc. recorded in Document no. RP-2016-548574, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Arcadia Court Community 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@goodwin-co.com

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

<https://hacc.sites.townsq.io/> or www.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 1/2 of Regular 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
Transfer Fee: \$340
Refinance Fee: \$120
Statement of Account: \$120

This management certificate is filed of record in Harris 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.

RP-2025-408716

Kaci Maglich
By: Kaci Maglich, Managing Agent for Arcadia Court Community Association, Inc.,
Duly Authorized Agent

Signed: October 6, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF HARRIS

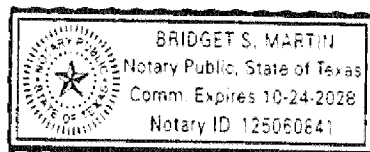
This instrument was signed before me on October 6, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



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Pages 3
10/15/2025 08:45 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-408716