

### **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:** Lake Breeze

2. **Name of the Association:** Lake Breeze Community Association, Inc.

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

Lake Breeze, Section One, according to the plat recorded in Clerk's File no. 2006-050159, Lake Breeze, Section Two, according to the plat recorded in Clerk's File no. 2008-002469, Lake Breeze, Section Two, according to the plat recorded in Clerk's File no. 2019-106480, Official Public Records of Montgomery County, Texas.

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

Documents recorded in Document nos. 2006-060360, 2008-018442, 2020001723, Official Public Records of Montgomery County, Texas.

5. **Name and mailing address of the Association:** Lake Breeze 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@goodwintx.com](mailto:Info@goodwintx.com)

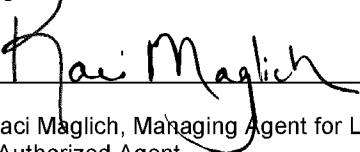
7. **Website address where all dedicatory instruments can be found:**

<https://hlbca.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:**

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: \$275

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 Lake Breeze Community Association, Inc.,  
Duly Authorized Agent  
Signed: June 12, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

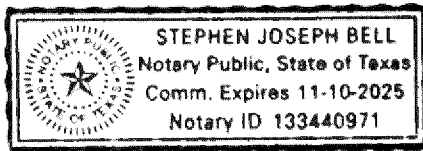
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COUNTY OF MONTGOMERY

This instrument was signed before me on 06 / 12 / 2024, 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**

06/12/2024 04:20PM



*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.

**06/12/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas