

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:** Sunset Ridge

2. **Name of the Association:** Sunset Ridge Community Association, Inc.

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

Sunset Ridge, according to the map or plat described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, recorded in in Document no. 202406017388, Official Public Records of Comal County, Texas.

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

Documents recorded in Document nos. 202406017469, 202406017388, Official Public Records of Comal County, Texas.

5. **Name and mailing address of the Association:** Sunset Ridge 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

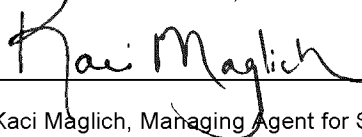
7. **Website address where all dedicatory instruments can be found:**

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

Entry Fee: \$200
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

This management certificate is filed of record in Comal 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 Sunset Ridge Community Association, Inc.,
Duly Authorized Agent
Signed: January 27, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF COMAL

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This instrument was signed before me on 1/27/25, 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



**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
02/11/2025 11:58:10 AM
JESS 2 Pages(s)
202506003973**



Bobbie Koepp