



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:** Turkey Track Ranch
2. **Name of the Association:** Estates of Turkey Track Ranch Homeowners Association
3. **Recording data for the Subdivision:** Turkey Track Ranch, according to the plat recorded in the document 201717939, Official Public Record of Parker County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Document 201717938, Official Public Records of Parker County, Texas.
5. **Name and mailing address of the Association:** Estates of Turkey Track Ranch Homeowners Association 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:**

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 Parker 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: Drew Sanders, Managing Agent for Estates of Turkey Track Ranch Homeowners Association, Duly Authorized Agent
 Signed: March 10, 2022

AFTER RECORDING RETURN TO:

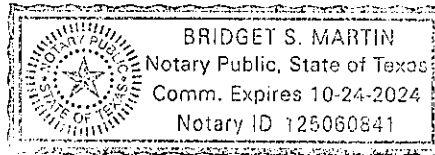
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS §
 §
COUNTY OF PARKER §

This instrument was signed before me on MARCH 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202222995
06/16/2022 11:34 AM
Fee: 30.00
Lila Deakle, County Clerk
Parker County, Texas
MANAGECERT