

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Friendswood Hidden Cove Condominiums
2. **Name of the Association:** Friendswood Hidden Cove Property Owners' Association, Inc.
3. **Condominium Location:** 1 Hideaway Dr, Friendswood, TX 77456
4. **Recording data for the Declaration:**

Declaration of Condominium Regime for Friendswood Hidden Cove Condominiums recorded in Volume 2112,
Page 475 & Page 633, Instrument no. 8234381, Official Public Records of Galveston County, Texas.

5. **Mailing Address of the Association:** Friendswood Hidden Cove Property Owners' Association, Inc. , c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwin-co.com

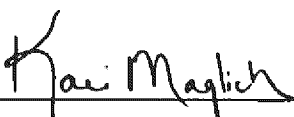
7. **Website address where all dedicatory instruments can be found:**

<https://hfwhc.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:**

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 Fees: \$340
Refinance Fee - \$120
Statement of Account - \$120

This management certificate is filed of record in Galveston 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 Friendswood Hidden Cove
Property Owners' Association, Inc. , Duly, Authorized Agent
Signed: August 29, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF GALVESTON

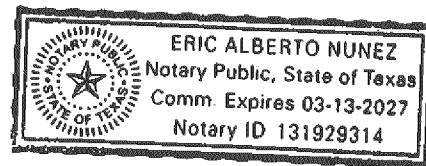
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This instrument was signed before me on August 29th, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2027

FILED AND RECORDED

Instrument Number: 2025043601

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 09/17/2025 9:20AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*