

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:** Cool Springs
2. **Name of the Association:** Cool Springs Residential Community, Inc.
3. **Recording data for the Subdivision:**

That certain real property in Hays County, Texas, as described in Exhibit "A", to that certain Declaration of Covenants, Conditions and Restrictions for Cool Springs, recorded as Document no. 2017-17042734, Official Public Records of Hays County, Texas, and any portion of the property made subject to the Declaration by a recordation of notice of addition of land.

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

Documents recorded in 247956, 227237, 227236, 226267, 202930, 204459, 187200, 00247959, Official Public Records of Hays County, Texas.

5. **Name and mailing address of the Association:** Cool Springs Residential Community, 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

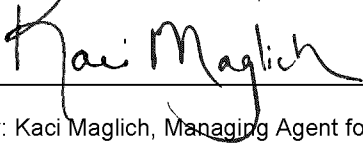
7. **Website address where all dedicatory instruments can be found:**

<https://acls.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:**

Working Capital: \$300
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
Access Deactivation Fee: \$20

This management certificate is filed of record in Hays 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 Cool Springs Residential Community, Inc.,
Duly Authorized Agent
Signed: October 28, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF HAYS

This instrument was signed before me on 10/28/24, 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



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24042220 CERTIFICATE
10/31/2024 01:42:14 PM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

A handwritten signature in cursive script that reads "Elaine H. Cárdenas".