

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:** Waterfall Ranch Estates Phase Two
2. **Name of the Association:** Waterfall Ranch Estates Phase II Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Waterfall Ranch Phase II, recorded under Instrument no. 2400798, Official Public Records of Ellis County, Texas and Cabinet O, Slides 115-121, Plat Records of Ellis County, Texas.

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

Declaration of Covenants, Conditions, Restrictions and Easements of Waterfall Ranch Estates Phase Two, recorded under Instrument no. 2504874, Official Public Records of Ellis County, Texas.

5. **Name and mailing address of the Association:** Waterfall Ranch Estates Phase II Homeowners 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://dwfr2.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: \$350
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 Ellis 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.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2514874 FILING DATE/TIME: May 08, 2025 at 10:06:00 AM

Kaci Maglich

By: Kaci Maglich, Managing Agent for Waterfall Ranch Estates Phase II
Homeowners Association, Inc., Duly Authorized Agent
Signed: April 24, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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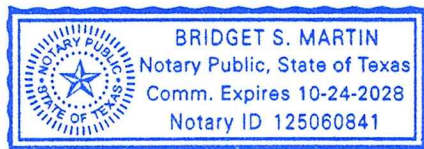
COUNTY OF ELLIS

This instrument was signed before me on April 24, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich 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: 10/24/2028



FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 2514914
on May 08, 2025 at 10:06:00 AM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Hugo Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS