

MANAGEMENT CERTIFICATE  
OF  
MOSS RANCH COMMUNITY ASSOCIATION, INC.

The undersigned, being an officer of Moss Ranch Community Association, Inc., a Texas non-profit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Moss Ranch.
2. The name of the association: Moss Ranch Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Liberty County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Moss Ranch, recorded as Document No. 2025011355 in the Official Public Records of Liberty County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Moss Ranch Community Association, Inc., c/o Goodwin & Company, 2425 North Central Expressway, Suite 500, Richardson, Texas 75080.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name:	Moss Ranch Community Association, Inc., c/o Goodwin & Company
Attn:	Jennifer Powers
Mailing Address:	11950 Jollyville Road Austin, Texas 78759
Telephone Number:	214-445-2756
Email Address:	<a href="mailto:jennifer.powers@goodwintx.com">jennifer.powers@goodwintx.com</a>

7. Website to access the Association's dedicatory instruments:  
[www.goodwintx.com](http://www.goodwintx.com) (use the "Find My Community" feature to access the community documents)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$150.00

Transfer Fee - \$340.00

Resale Certificate Fee - \$375.00

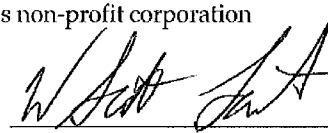
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the date this instrument is Recorded.

MOSS RANCH  
COMMUNITY ASSOCIATION, INC.,  
a Texas non-profit corporation

By:



Scott Lambert, President

STATE OF TEXAS

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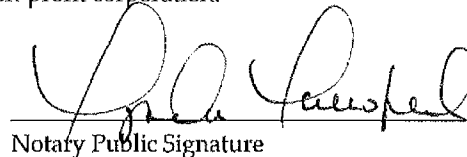
COUNTY OF Harris

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This instrument was acknowledged before me on the 10 day of October, 2024, by Scott Lambert, the President of MOSS RANCH COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**  
**RECORDING INFORMATION**  
**FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Moss Ranch, recorded as Document No. 2025011355, Official Public Records of Liberty County, Texas.
2. Moss Ranch Community Manual, recorded as Document No. 2025011395, Official Public Records of Liberty County, Texas.
3. Adopting of Working Capital Assessment for Moss Ranch, recorded as Document No. 2025011396, Official Public Records of Liberty County, Texas.

**THE STATE OF TEXAS  
COUNTY OF LIBERTY**

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 Liberty County, Texas.

2025014517 NOT  
04/21/2025 02:58:15 PM Total Fees: \$37.00



Lee Haidusek Chambers, County Clerk  
Liberty County, Texas