

**MANAGEMENT CERTIFICATE  
OF  
CASTLES EDGE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Castles Edge Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Castles Edge.
2. The name of the Association: Castles Edge Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Castles Edge, recorded in Document No. 2025039146, Official Public Records of Montgomery 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 to this Management Certificate.
5. The name and mailing address of the Association: Castles Edge Residential Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Castles Edge Residential Community, Inc.  
Mailing Address: c/o Goodwin & Company  
PO Box 203310  
Austin, Texas 78720

Telephone Number: 855.289.6007  
Email Address: [info@goodwintx.com](mailto:info@goodwintx.com)

7. Website to access the Association's dedicatory instruments:  
  
[www.goodwintx.com](http://www.goodwintx.com), use the "find my community" search bar to locate the community webpage.
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$600.00

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

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 17<sup>th</sup> day of February, 2025.

**CASTLES EDGE RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: *Austin Dorow*  
Printed Name: Austin Dorow  
Title: President

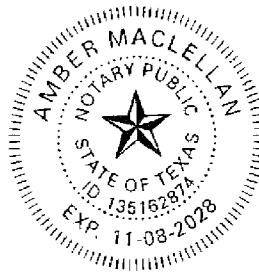
STATE OF TEXAS           §  
  §  
COUNTY OF Montgomery§

This instrument was acknowledged before me on the 17 day of February, 2025 by Austin Dorow, President of CASTLES EDGE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

*Amber MacLellan*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, TX 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)



**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Castles Edge, recorded in Document No. 2025039146, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time.
2. Castles Edge Community Manual, recorded in Document No. 2025039548, Official Public Records of Montgomery County, Texas, as same may be amended and supplemented from time to time.
3. Castles Edge Adoption of Working Capital Assessment, recorded in Document No. 2025039481, Official Public Records of Montgomery County, Texas.
4. Castles Edge Adoption of Reserve Fund Contribution, recorded in Document No. 2025039479, Official Public Records of Montgomery County, Texas.

**E-FILED FOR RECORD**

04/24/2025 04:46PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**04/24/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas