

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: Audubon

2. Name of the Association: Audubon Homeowners Association, Inc.

3. Recording data for the Subdivision:

All that certain real property located in Montgomery County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

4. Recording data for the Declaration and Declaration amendments:

1. Audubon Master Covenant [Residential] recorded in Document nos. 2020057608;
2. Audubon Adoption of Working Capital Assessment recorded in Document no. 2020114350;
3. Audubon Community Enhancement Covenant recorded in Document no. 2020114352;
4. Bylaws of Audubon Homeowners Association, Inc. recorded in Document no. 2020114349, Official Public Records of Montgomery County, Texas.

5. Name and mailing address of the Association: Audubon 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@goodwin-co.com

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

<https://habha.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:

Capitalization Fee: Equal to 35% of the Annual Assessment
Community Enhancement Fee: Equal to 0.5% of Sales Price
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
Refinance Fee: \$120
Statement of Account: \$120

This management certificate is filed of record in Montgomery 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 Audubon Homeowners Association, Inc.,
Duly Authorized Agent
Signed: October 6, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was signed before me on 10/06/25, 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

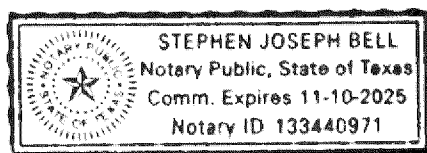


EXHIBIT "A"

DESCRIPTION OF PROPERTY

1. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016095007 in the Official Public Records of Montgomery County, Texas;
2. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016094140 in the Official Public Records of Montgomery County, Texas, as corrected by that certain Nonmaterial Correction Affidavit Regarding Special Warranty Deed (Tract 1, Tract 2A, Tract 2B-1, Tract 2C-1, Tract 2D-1, and Tract 2D-2) recorded under County Clerk's File Number 2016104700 in the Official Public Records of Montgomery County, Texas;
3. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2016094141 in the Official Public Records of Montgomery County, Texas, as corrected by that certain Nonmaterial Correction Affidavit Regarding Special Warranty Deed (Tract 2B-2 and Tract 2C-2) recorded under County Clerk's File Number 2016104701 in the Official Public Records of Montgomery County, Texas;
4. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008568 in the Official Public Records of Montgomery County, Texas;
5. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008569 in the Official Public Records of Montgomery County, Texas;
6. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008570 in the Official Public Records of Montgomery County, Texas;
7. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008571 in the Official Public Records of Montgomery County, Texas;
8. Those certain tracts or parcels of land described on Exhibit "A" of that certain General Warranty Deed recorded under County Clerk's File Number 2018008572 in the Official Public Records of Montgomery County, Texas;
9. Those certain tracts or parcels of land described on Exhibit "A" of that certain General

Warranty Deed recorded under County Clerk's File Number 2018087190 in the Official Public Records of Montgomery County, Texas;

10. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed recorded under County Clerk's File Number 2019051285 in the Official Public Records of Montgomery County, Texas; and

SAVE AND EXCEPT TRACTS

11. Those certain tracts or parcels of land described on Exhibit "A" of that certain Special Warranty Deed (Road Right-of-Way) recorded under County Clerk's File Number 2018002601 in the Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

10/14/2025 02:23PM



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.

10/14/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas