

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:** Foxbrook

2. **Name of the Association:** Foxbrook Residential Community, Inc.

3. **Recording data for the Subdivision:**

Foxbrook, Unit 1, according to the map or plat recorded in Document no. 20160102885, Foxbrook, Unit 2, according to the map or plat recorded in Document no. 201899012383, Official Public Records of Guadalupe County, Texas.

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

1. Foxbrook Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2016011207;
2. First Amendment to Foxbrook Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2017026686;
3. Second Amendment to Foxbrook Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 201899020054;
4. Restrictions Foxbrook - Adoption of Management Services Fee, recorded in Document no. 2017026685;
5. Restrictions Foxbrook Policy Manual, recorded in Document no. 2016011218;
6. Restrictions Foxbrook Adoption of Working Capital Assessment, recorded in Document no. 2016011215;
7. Foxbrook Adoption of Reserve Assessment, recorded in Document no. 202399003876;
8. Foxbrook Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 202399003800;
9. Foxbrook Fourth Amendment to Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 202599026513, Official Public Records of Guadalupe County, Texas.

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

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

<https://sfxb.sites.townsq.io/0> 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:**

Working Capital: \$250
Reserve Fund: \$250
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

Refinance Fee: \$120

Statement of Account: \$120

Transfer Fee: \$340

Access Deactivation Fee: \$20

This management certificate is filed of record in Guadalupe 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Foxbrook Residential Community, Inc., Duly
Authorized Agent

Signed: November 10, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF GUADALUPE

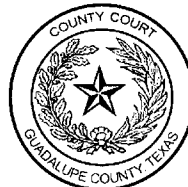
This instrument was signed before me on 11/10/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*
Notary Public, State of Texas



202599028588

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
11/12/2025 01:40:42 PM PAGES: 2 MARISSA
TERESA KIEL, COUNTY CLERK



Teresa Kiel