

## **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:** Shadow Creek

2. **Name of the Association:** Shadow Creek Community, Inc.

3. **Recording data for the Subdivision:** Shadow Creek Phase 1 Section 5, according to the plat recorded in Volume 12, Page 304, Shadow Creek Phase 1 Section 2, according to the plat recorded in Volume 12, Page 241, Shadow Creek Phase 1 Section 7, according to the plat recorded in Volume 12, Page 244, Shadow Creek Phase 1 Section 3, according to the plat recorded in Volume 12, Page 246, Shadow Creek Phase 1 Section 6, according to the plat recorded in Volume 12, Page 248, Shadow Creek Phase 1 Section 4, according to the plat recorded in Volume 12, Page 251, Shadow Creek Phase 1 Section 1, according to the plat recorded in Volume 12, Page 277, Shadow Creek Phase 2 Section 2, according to the plat recorded in Volume 13, Page 108, Shadow Creek Phase 2 Section 1, according to the plat recorded in Volume 13, Page 111, Shadow Creek Phase 2 Section 3, according to the plat recorded in Volume 13, Page 115, Shadow Creek Phase 3 Section 3, according to the plat recorded in Volume 13, Page 329, Shadow Creek Phase 3 Section 1, according to the plat recorded in Volume 13, Page 331, Shadow Creek Phase 3 Section 2, according to the plat recorded in Volume 13, Page 334, Shadow Creek Phase 3 Section 4, according to the plat recorded in Volume 13, Page 338, Shadow Creek Phase 4 Section 2, according to the plat recorded in Volume 15, Page 286, Shadow Creek Phase 4 Section 1, according to the plat recorded in Volume 15, Page 289, Shadow Creek Phase 1 Section 5 Resub, according to the plat recorded in Volume 16, Page 231, Shadow Creek Phase 6 Section 2, according to the plat recorded in Volume 16, Page 329, Shadow Creek Phase 7 Section 2, according to the plat recorded in Volume 17, Page 257, Shadow Creek Phase 11 Section 1, according to the plat recorded in Volume 17, Page 259, Shadow Creek Phase 8 Section 1, according to the plat recorded in Volume 18, Page 175, Shadow Creek Phase 4 Section 2, according to the plat recorded in Volume 18, Page 213, Shadow Creek Phase 12 Section 1, according to the plat recorded in Volume 19, Page 60, Shadow Creek Phase 7 Section 3, according to the plat recorded in Volume 19, Page 183, Shadow Creek Phase 6 Section 1, according to the plat recorded in Volume 19, Page 206, Shadow Creek Phase 4 Section 1 amended, according to the plat recorded in Volume 19, Page 203, Shadow Creek Phase 6 Section 1, according to the plat recorded in Volume 19, Page 206, Plat Records, Hays County, Texas and Shadow Creek Phase 5 Section 1, according to the plat recorded in document 17003119, Shadow Creek Phase 8 Section 2, according to the plat recorded in document 17005742, Shadow Creek Phase 9 Section 2, according to the plat recorded in document 17029868, Shadow Creek Phase 9 Section 2 amended, according to the plat recorded in document 18000816, Official Public Records, Hays County, Texas

4. **Recording data for the Declaration and Declaration amendments:** Document 05007448, 05017285, 05017284, 05017283, 05017282, 06020417, 06020416, 70004363, 70004362, 70004361, 70018430, 90025582, 90025581, 10009370, 10015673, 10017432, 12006015, 12011938, 12001199, 14004562, 14004561, 15008372, 15008371, 15008403, 16002905, 16020192, 16025401, 16025400, 17006080, 17015355, 17040915, 18005200, 18020073, Official Public Records of Hays County, Texas.

5. **Name and mailing address of the Association:** Shadow Creek 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 78720  
(855) 289-6007  
info@goodwintx.com

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

[www.goodwintx.com](http://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 Contribution 300**

Resale Certificate: \$375

Resale Certificate Update: \$75

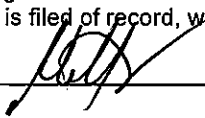
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$300 / 3 business days: \$200 / 5 business days: \$100

Compliance Inspection Fee (optional): \$120

Transfer: \$275

This management certificate is filed of record in Hays 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: Matt Gibson, Managing Agent for Shadow Creek Community, Inc., Duly  
Authorized Agent  
Signed: August 31, 2021

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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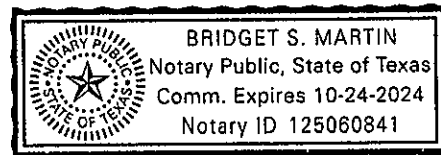
COUNTY OF HAYS §

This instrument was signed before me on August 31, 2021, and it was acknowledged that this instrument was signed by Matt Gibson for the purposes and intent herein expressed.

  
Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

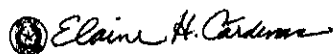
My Commission Expires: October 24, 2024



**THE STATE OF TEXAS  
COUNTY OF HAYS**

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 Hays County, Texas.

**21047881      CERTIFICATE**  
**08/31/2021 03:55:45 PM      Total Fees: \$30.00**

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk  
Hays County, Texas