

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
855.289.6007
Info@goodwintx.com

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

<https://ashc.sites.townsq.io/> or 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: \$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: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer Fee: \$340

Deactivation Fee: \$20

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: Kaci Maglich, Managing Agent for Shadow Creek Community, Inc., Duly
Authorized Agent

Signed: October 10, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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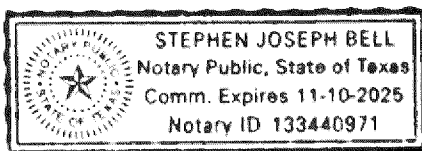
COUNTY OF HAYS

This instrument was signed before me on 10/10/24, 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



**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.

24040080 CERTIFICATE
10/17/2024 10:36:20 AM Total Fees: \$29.00

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

