

**MANAGEMENT CERTIFICATE  
OF  
COLONY AT COLE SPRINGS COMMUNITY, INC.**

The undersigned, being an officer of Colony at Cole Springs Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Colony at Cole Springs.
2. The name of the Association: Colony at Cole Springs Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, as more particularly described on Exhibit A to the Colony at Cole Springs Covenant [Residential], recorded under Document No. 22029799, Official Public Records of Hays County, Texas, as the same may be amended from time to time (the "**Covenant**").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Colony at Cole Springs Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, Texas 78720.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Goodwin & Company  
Attn: Emily Francis  
Mailing Address: PO Box 203310, Austin, Texas 78720  
Telephone Number: (855) 289-6007  
Email Address: info@goodwintx.com

7. Website to access the Association's dedicatory instruments:  
<http://goodwintx.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00


Transfer Fee - \$275.00

Resale Certificate Fee - \$375.00

COLONY AT COLE SPRINGS COMMUNITY, INC.  
MANAGEMENT CERTIFICATE – Page 1

EXECUTED to be effective on the date this instrument is Recorded.

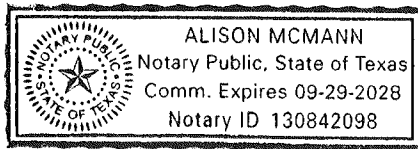
**COLONY AT COLE SPRINGS COMMUNITY, INC.,**  
a Texas nonprofit corporation

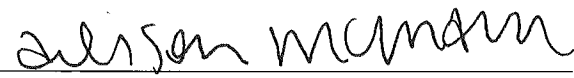
By:   
Name: Kyle Kiigel  
Title: Director

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

This instrument was acknowledged before me on the 9 day of OCTOBER, 2025, by KYLE KIEGEL, DIRECTOR of COLONY AT COLE SPRINGS COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton  
Winstead PC  
600 W. Fifth St., Ste. 900  
Austin, Texas 78701  
Email: rburton@winstead.com

ATTACHMENT 1

1. Colony at Cole Springs Covenant [Residential] recorded under Document No. 25033135 Official Public Records of Hays County, Texas.
2. Colony at Cole Springs Development Area Declaration [Residential] recorded under Document No. 25034714, Official Public Records of Hays County, Texas.
3. Colony at Cole Springs Community Manual, recorded as Document No. 25034716 Official Public Records of Hays County, Texas.
4. Colony at Cole Springs Adoption of Working Capital Assessment, recorded as Document No. 25034715 Official Public Records of Hays County, Texas.
5. Colony at Cole Springs Design Guidelines, recorded as Document No. 25039791, Official Public Records of Hays County, Texas.
6. Colony at Cole Springs Appointment of Designee to Act as the Colony at Cole Springs Reviewer, recorded as Document No. 25043330, Official Public Records of Hays County, Texas
7. Colony at Cole Springs Notice of Applicability [Residential], recorded as Document No. 25041789, Official Public Records of Hays County, 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.

25043838 CERTIFICATE  
12/01/2025 10:20:12 AM Total Fees: \$33.00

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

