

## **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:** 464 Ranch Subdivision
2. **Name of the Association:** 464 Ranch Owners Association
3. **Recording data for the Subdivision:**

464 Ranch, according to the map or plat described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for 464 Ranch Subdivision, recorded in Document no. 2023-232089, Official Public Records of Blanco County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for 464 Ranch recorded in Document no. 2023-232089, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** 464 Ranch Owners Association, 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](mailto:Info@goodwintx.com)

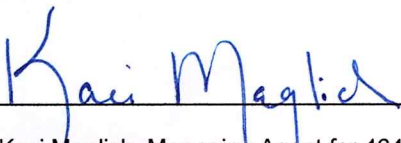
7. **Website address where all dedicatory instruments can be found:**

<https://a464r.sites.townsq.io/> or [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:**

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  
Access Deactivation Fee: \$20

This management certificate is filed of record in Blanco 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 464 Ranch Owners Association, Duly  
Authorized Agent  
Signed: June 22, 2025

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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§  
§

COUNTY OF BLANCO

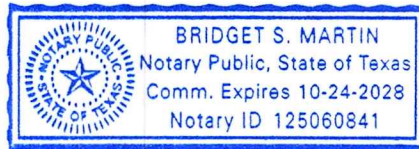
This instrument was signed before me on June 22, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

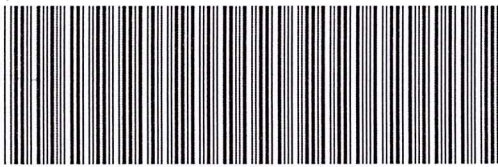
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





\*VG-79-2025-252555\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 252555

Real Property Recordings

Recorded On: August 04, 2025 11:43 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$24.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 252555  
Receipt Number: 20250804000005  
Recorded Date/Time: August 04, 2025 11:43 AM  
User: Janice C  
Station: cclerk03

**Record and Return To:**

GOODWIN & COMPANY



**STATE OF TEXAS**

**Blanco County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Blanco County, Texas**

Laura Walla  
Blanco County Clerk  
Blanco County, TX



## Blanco County Clerk

Laura Walla  
101 E. Cypress  
Johnson City, TX 78636

**Main:** (830) 868-7357 **Fax:** (830) 868-4158

**Receipt:** 20250804000005

**Date:** 08/04/2025

**Time:** 11:43AM

**By:** Janice C

**Station:** cclerk03

**Status:** ORIGINAL COPY

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<u>Seq</u>	<u>Item</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	252555	3	\$24.00		

**Order Total** (1) \$24.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	25000		\$24.00
<b>Total Payments</b> (1)				\$24.00
<b>Change Due</b>				\$0.00

GOODWIN & COMPANY

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For more information about the County Clerk's office and to search property records online, please visit <http://www.co.blanco.tx.us/>