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## 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:** Waterfall Ranch Estates
- 2. **Name of the Association:** Waterfall Ranch Homeowners' Association, Inc.
- 3. **Recording data for the Subdivision:**

Waterfall Ranch Estates, Phase One, according to the map or plat recorded in Instrument no. 2400797, Waterfall Ranch Estates, Phase Two, according to the map or plat recorded in Instrument no. 2400798, Official Public Records of Ellis County, Texas.

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

Documents recorded in Instrument no. 2411022, Official Public Records of Ellis County, Texas.

- 5. **Name and mailing address of the Association:** Waterfall Ranch Homeowners' Association, 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](mailto:Info@goodwintx.com)

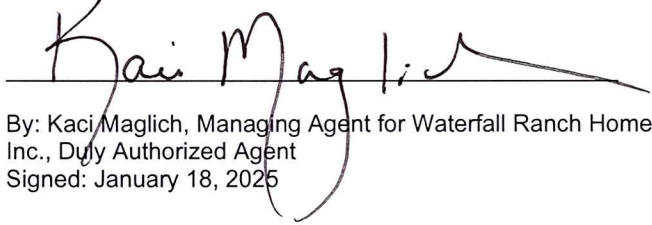
- 7. **Website address where all dedicatory instruments can be found:**

<https://dwfre.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:**

Initial Contribution: \$350  
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

This management certificate is filed of record in Ellis 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 Waterfall Ranch Homeowners' Association, Inc., Duly Authorized Agent  
Signed: January 18, 2025

**AFTER RECORDING RETURN TO:**  
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2504492 FILED DATE/TIME Feb 11, 2025 at 03:06:00 PM

STATE OF TEXAS

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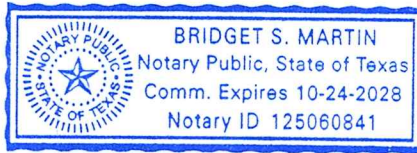
COUNTY OF ELLIS

This instrument was signed before me on January 18, 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*





FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2504492  
on Feb 11, 2025 at 03:06:00 PM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hugo Velazquez*

COUNTY CLERK, ELLIS COUNTY, TEXAS