

MANAGEMENT CERTIFICATE

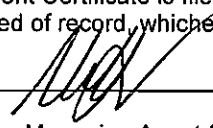
In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Cross Timbers Estates
2. **Name of the Association:** Cross Timbers Estates Homeowners Association, Inc.
3. **Recording data for the Subdivision:** Cross Timbers Estates , according to the plat recorded in Volume 11, Page 213, Official Public Records of Johnson County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 201712090, 201829380, 20201550, Official Public Records of Johnson County, Texas.
5. **Name and mailing address of the Association:** Cross Timbers Estates 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 78720
(855) 289-6007
info@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**

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 Johnson 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 Cross Timbers Estates Homeowners Association, Inc., Duly Authorized Agent
Signed: August 31, 2021

AFTER RECORDING RETURN TO:

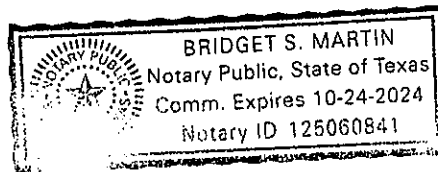
**Goodwin & Company
PO Box 203310
Austin, TX 78720-3310**

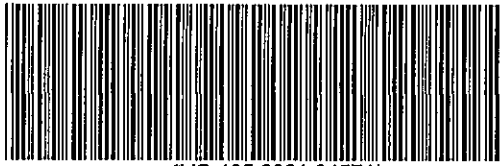
STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

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.

Bridget Martin
Notary Public in and for the State of Texas
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024





VG-105-2021-34574

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 34574

Real Property Recordings

Recorded On: September 14, 2021 02:06 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 34574
Receipt Number: 20210914000176
Recorded Date/Time: September 14, 2021 02:06 PM
User: Michelle D
Station: CCL42

Record and Return To:
GOODWIN & COMPANY
PO BOX 203310

AUSTIN TX 78720-3310



STATE OF TEXAS
Johnson 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 Johnson County, Texas

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey