

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:
Wolf Court Owners 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 recorded in Instrument nos. 2017-12090, 2018-29380, 2020-1550, 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
855.289.6007
Info@goodwintx.com

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

<https://dcte.sites.townsq.io/0> 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

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: Kaci Maglich, Managing Agent for Cross Timbers Estates Homeowners Association Inc., Duly Authorized Agent
Signed: January 7, 2025

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

STATE OF TEXAS

§

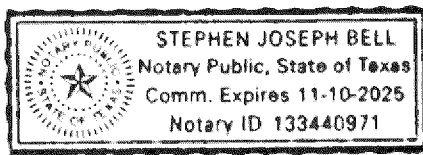
COUNTY OF JOHNSON

§

§

This instrument was signed before me on 1/7/25, 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



Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 1699

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: January 22, 2025 01:51 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2025 - 1699
Receipt Number: 20250122000114
Recorded Date/Time: January 22, 2025 01:51 PM
User: Amanda T
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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.

April Long
Johnson County Clerk
Johnson County, TX

April Long