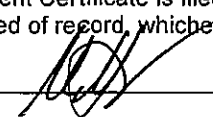


## **MANAGEMENT CERTIFICATE**

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:** CR 602 Pinnacle Estates
2. **Name of the Association:** CR 602 Pinnacle Estates HOA Inc.
3. **Recording data for the Subdivision:** CR 602 Pinnacle Estates, according to the map or plat recorded in Volume 11, Page 306, Plat Records of Johnson County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 201723655, 201829439, Official Public Records of Johnson County, Texas.
5. **Name and mailing address of the Association:** CR 602 Pinnacle Estates HOA 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](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:**  
**Working Capital Fee 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 CR 602 Pinnacle Estates HOA Inc., Duly  
Authorized Agent  
Signed: August 31, 2021

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

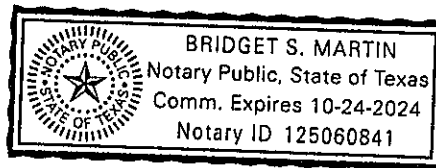
**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

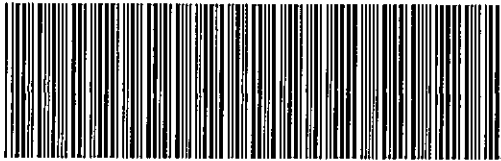
STATE OF TEXAS       §  
                                  §  
COUNTY OF JOHNSON   §

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-105-2021-34575\*

Johnson County  
Becky Ivey  
Johnson County Clerk

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**Instrument Number: 34575**

Real Property Recordings

Recorded On: September 14, 2021 02:06 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* 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: 34575

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*