2024095685
ELECTRONICALLY RECORDED
Official Public Records
10/1/2024 10:30 AM

Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: $ 23.00

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**: Fulshear Lakes

2. **Name of the Association**: Fulshear Lakes Homeowners Association, Inc.

3. **Recording data for the Subdivision**:

Fulshear Lakes Creekside Village, Section 1, according to the plat recorded in Document no. 2022086719, Official Public Records of Fort Bend County, Texas.

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

Documents recorded in Document nos. 2022103244, 2020023722, 2022099476, 2022153769, 2022142070, 2024025526, 2024014463, 2024014465, 2024014464, 2024014466, 2022064902, 2022096971, Official Public Records of Fort Bend County, Texas.

5. Name and mailing address of the Association: Fulshear Lakes 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://hflha.sites.townsq.io/ 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: $647.50
Community Enhancement Fee: Equal to 0.5% of Sales Price
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: $295

This management certificate is filed of record in Fort Bend 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Fulshear Lakes Homeowners Association, Inc., Duly Authorized Agent
Signed: September 28, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was signed before me on 9/28/24, 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

