22 05189

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**: The Trails

2. **Name of the Association**: The Trails Property Owners Association, Inc.

3. **Recording data for the Subdivision**: The Trails of Lake LBJ, according to the plat recorded in Volume 13, Page 24, Plat Records, Llano County, Texas, and Trails End Condominiums of Lake LBJ, according to the plat recorded in Volume 13, Page 64, Plat Records, Llano County, Texas

4. **Recording data for the Declaration and Declaration amendments**: Documents 044169, 05803, 053038, 055518, 066284, 091198, 1203106, 1303746, Official Public Records of Llano County, Texas. Documents recorded in Volume 1157, Page 390, Volume 1260 Page 955, Volume 1294 Page 265, Volume 1304 Page 119, Volume 1314 Page 616

5. **Name and mailing address of the Association:** The Trails Property Owners 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:**

   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: $275

This management certificate is filed of record in Llano 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: Drew Sanders, Managing Agent for The Trails Property Owners Association, Inc., Duly Authorized Agent
Signed: March 21, 2022

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

STATE OF TEXAS §
§
COUNTY OF LLANO §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders 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

BRIDGET S. MARTIN
Notary Public, State of Texas
Comm. Expires 10-24-2024
Notary ID 125060841

Goodwin + Company
11950 Jollyville Rd
Austin Tx 78759

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 10:12 O'CLOCK A M. ON
THE 16 DAY OF JUNE A.D. 2022.
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.
INSTRUMENT NO:

Marci Hadeler
COUNTY CLERK, LLANO CO., TEXAS
22 05189
BY LTatsch, DEPUTY NO OF PAGES: 2