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:** HC Pinnacle Club

2. **Name of the Association:** HC Pinnacle Club Homeowners Association, Inc.

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

Pinnacle Club, as set forth in documents recorded in Volume 1467, Page 18, Volume 2845, Page 676, Volume 2850, Page 455, Real Property Records, Henderson County, Texas, and according to the Plats recorded in Cabinet D, Slides 128, 252, 292, 129, 253, 130, 254, 293,and Volume 9, Page 31, and Cabinet C, Slide 265, Cabinet F, Slide 33, Cabinet D, Slide 16, Plat Records, Henderson County, Texas.

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

Documents recorded in Volume 1467, Page 18, and Volume 1844, Page 798, Real Property Records, Henderson County, Texas and documents 002235, 00236, 2009-00012995, 2017-00019224, 001536, 0008514, 002234, 002235, 201700019224, 2009-00012994, 003200, 002725, 002236, 002234, 5607, 2021-00023009, 2022-00000858, 2022-00000857, 2022-00000855, 2022-00000856, Official Public Records of Henderson County, Texas.

5. Name and mailing address of the Association: HC Pinnacle Club 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:

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:

Transfer Fee payable to the Association equal to 50% of the regular annual assessment
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 Henderson 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 HC Pinnacle Club Homeowners Association, Inc., Duly Authorized Agent
Signed: May 24, 2022

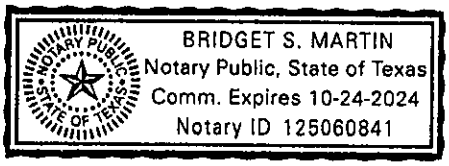
AFTER RECORDING RETURN TO:

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

STATE OF TEXAS §
§
COUNTY OF HENDERSON §

This instrument was signed before me on May 24, 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



Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2022-00010016
As
Recorded On: 05/25/202204:48 PM **Recordings - Land**

Parties: HC PINNACLE CLUB HOMEOWNERS ASSOCIATION INC

To: PUBLIC **Number of Pages:** 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:
Document Number: 2022-00010016
Receipt Number: 2022-10530
Recorded Date/Time: 05/25/202204:48 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas

County Clerk
Henderson County, Texas

Record and Return To:

GOODWIN & COMPANY
11950 JOLLYVILLE ROAD

AUSTIN, TX 78759