

MANAGEMENT CERTIFICATE

GOLDEN BEACH PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Property Owners Association of Golden Beach, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does

hereby certify as follows:

26 00628

1. The name of the subdivision development is Golden Beach (the "Subdivision Development").
2. The name of the Association is Property Owners Association of Golden Beach, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Golden Beach Unit 1, a subdivision of record in Llano County, Texas, according to the map or plat thereof, recorded at Volume 88, Page 301, Deed Records of Llano County, Texas

Golden Beach Unit 2, a subdivision of record in Llano County, Texas, according to the map or plat thereof, recorded at Volume 88, Page 303, Deed Records of Llano County, Texas.

4. The recording data for the declaration(s) applicable to the Subdivision Development is (are) as follows

Deed Restrictions for Golden Beach Units 1 and 2, recorded at Volume 304, Page 88, Deed Records of Llano County, Texas;

Deed Restrictions for Golden Beach Units 1 and 2, recorded at Volume 305, Page 497, Deed Records of Llano County, Texas;

Deed Restrictions for Golden Beach Units 1 and 2-Revised 1987, recorded at Volume 344, Page 211, Deed Records of Llano County, Texas;

Deed Restrictions-Revised June 6, 2006 for Golden Beach Units 1 and 2, recorded at Volume 1372, Page 223, Deed Records of Llano County, Texas;

Deed Restrictions-Revised January 8, 2022 for Golden Beach Units 1 and 2, recorded Document Number 22-00279 of the Official Public Records of Llano County, Texas;

And

Bylaws of Property Owners Association of Golden Beach, Inc., recorded at Volume 675, Page 329, of Deed Records of Llano County, Texas;

Bylaws of Property Owners Association of Golden Beach, Inc., recorded at Volume 1576, Page 0125 of Deed Records of Llano County, Texas.

5. The name and mailing address of the Association:

Property Owners Association of Golden Beach, Inc.  
622 Golden Beach Drive  
Buchanan Dam, TX 78609

6. The name, mailing address, telephone number, and email address of the association's designated representative:

Judith Guastella  
622 Golden Beach Drive Buchanan Dam, TX 78609  
512-587-3579

7. The website address of the association's website where the dedicatory instruments are available:

Goldenbeachpoa.org

8. The association charges the following fees:

- \$150 for Memorandum
- \$375 for Resale Certificate
- \$75 Updated Resale Certificate – Applicable only if request was made within 180 days of issue date and by the same party who requested the original resale certificate.
- \$150 expedite fee (if needed before the-10-business day allowed per Code 209)
- \$150 transfer fee per lot sold or exchanged as per original plot plan of Golden Beach.

Annual dues are \$25 per lot per year as per original plat

This Management Certificate is effective as of the 3rd day of February, 2026

Property Owners Association of Golden Beach, Inc  
A Texas nonprofit corporation

By: Judith Guastella  
Its: Treasurer

THE STATE OF TEXAS        5

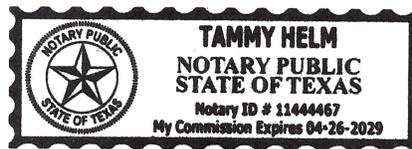
COUNTY OF LLANO        5

This instrument was acknowledged before me on the 3 day of February 2026, by Judith Guastella, Treasurer of Property Owners Association of Golden Beach, Inc., a Texas nonprofit corporation on behalf of said corporation.

Notary Public Signature

AFTER RECORDING RETURN TO

✓ Property Owners Association of Golden Beach, Inc  
622 Golden Beach Dr.  
Buchanan Dam, Texas 78609



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STATE OF TEXAS  
COUNTY OF LLANO

FILED & RECORDED AT 12:20 O'CLOCK P M. ON  
THE 3 DAY OF FEBRUARY A.D. 2026.

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.



Cecilia McClintock

INSTRUMENT NO:

26 00628

COUNTY CLERK, LLANO CO., TEXAS

BY K Barker DEPUTY

TOTAL PAGES: 3