



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Apr 23, 2024 10:49 AM Fee: \$29.00

**2024043267**

\*Electronically Recorded\*

**BRIARWOOD COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

The undersigned, being the Managing Agent for Briarwood Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Briarwood.
2. **Name of Association:** The name of the Association is Briarwood Community Association, Inc.
3. **Recording Data for the Subdivision:**
  - a. Briarwood Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded under File No. 202300185 of the Map Records of Travis County, Texas, and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration:\***
  - a. Declaration of Covenants, Conditions, and Restrictions for Briarwood (Residential Property), Travis County Clerk's File No. 2024026020.
5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Briarwood Community Association, Inc. c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. **Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Goodwin & Company; **Address:** 11950 Jollyville Road, Austin, Texas 78759; **Phone Number:** 855-945-2765; **Email Address:** ABRWmanager@goodwintx.com.
7. **Association Website:** The Association's Dedicatory Instruments are available to Members online at: goodwintx.com
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$275.00
Rush Fee to expedite Resale	- 1 Business Day: \$350.00

Certificate Delivery in advance of 10 business day requirement	- 3 Business Days: \$250.00 - 5 Business Days: \$150.00 - 7 Business Days: \$100.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$800.00. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 18<sup>th</sup> day of April, 2024.

BRIARWOOD COMMUNITY ASSOCIATION, INC.

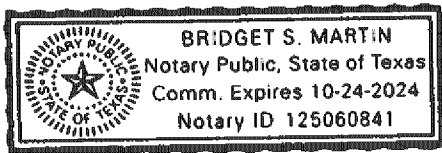
By: Goodwin & Company,  
Managing Agent

By: Kaci Maglich  
 Printed: Kaci Maglich  
 Its: Director of Comm Mgt Oper.

\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, on this 18<sup>th</sup> day of April, 2024 personally appeared Kaci Maglich, the Managing Agent of Goodwin & Company, Managing Agent for Briarwood Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Bridget Martin  
 Notary Public in and for the State of Texas