

### **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:** Audubon Mixed-Use
2. **Name of the Association:** Audubon Mixed-Use Owners Association, Inc.
3. **Recording data for the Subdivision:**

All that certain real property located in Montgomery County, Texas, as more particularly described on Exhibit" A" of the Master Covenant , recorded in Document no. 2020057605, Official Public Records of Montgomery County, Texas.

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

Documents recorded in Document nos. 2020057608, 2022130613, 2022130716, 2023083030, Official Public Records of Montgomery County, Texas.

5. **Name and mailing address of the Association:** Audubon Mixed-Use 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  
855.289.6007  
[Info@goodwintx.com](mailto:Info@goodwintx.com)

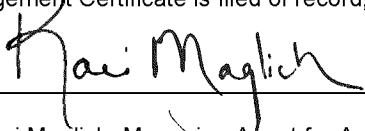
7. **Website address where all dedicatory instruments can be found:**

<https://haudm.sites.townsq.io/> or [www.goodwintx.com](http://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 Fee: \$340

This management certificate is filed of record in Montgomery 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: Kaci Maglich, Managing Agent for Audubon Mixed-Use Owners Association, Inc., Duly Authorized Agent  
Signed: January 27, 2025

<b>AFTER RECORDING RETURN TO:</b> <b>Goodwin &amp; Company</b> <b>PO Box 203310</b> <b>Austin, TX 78720-3310</b>
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STATE OF TEXAS

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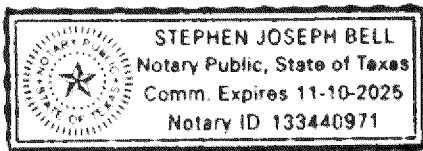
COUNTY OF MONTGOMERY

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This instrument was signed before me on 1/17/25, 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



**E-FILED FOR RECORD**

02/11/2025 01:57PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**02/11/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas