

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 05, 2024 04:35 PM Fee: \$29.00

2024098688

Electronically Recorded

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:** Goodnight Residential Master
2. **Name of the Association:** Goodnight Residential Master Community, Inc.
3. **Recording data for the Subdivision:**

Goodnight Ranch, Phase 1, Section 1, according to the plat recorded in the document 200800081, Goodnight Ranch Phase 1, Section 2, according to the plat recorded in the document 201500158, Goodnight Ranch Phase 1, Section 2, according to the amended plat recorded in the document 201700218, Goodnight Ranch Phase 1, Section 3, according to the plat recorded in the document 201700126, Goodnight Ranch Phase 1, Section 4, according to the plat recorded in the document 201700062, Goodnight Ranch Phase 1, Section 5, according to the plat recorded in the document 201700216, Goodnight Ranch Phase 1, Section 6, according to the plat recorded in the document 201700200, Goodnight Ranch Phase 1A, Section 7, according to the plat recorded in the document 201800241, Goodnight Ranch Phase 1B, Section 8, according to the plat recorded in the document 202000004, Goodnight Ranch Phase 2, Section 1, according to the plat recorded in the document 201800292, Goodnight Ranch Phase 2 East, Section 1, according to the plat recorded in the document 202000240 and amended in document 202100170 and final plat recorded in 202000240, Goodnight Ranch Section 9, according to the plat recorded in the document 201900083, Official Public Records of Travis County, Texas.

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

Documents recorded in Document nos. 2016030040, 2016078939, 2014041028, 2016030453, 2016030451, 2016030452, 2016093890, 2016114771, 2018017491, 2019025761, 2019040178, 2019106343, 2019156453, 2020087524, 2024015972, 2024094848, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Goodnight Residential Master Community, 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:**

<https://agnr.sites.townsq.io/> or 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:**

Working Capital: \$300
Enhancement: equal to .3% of Sales price
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 Travis 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Goodnight Residential Master Community,
Inc., Duly Authorized Agent
Signed: September 4, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on September 4, 2024 and it was acknowledged that this instrument was signed by Kaci Maglich 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: 10/24/2024

