

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Apr 03, 2025 03:24 PM Fee: \$29.00

**2025035774**

\*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 Document no. 200800081, Goodnight Ranch Phase 1, Section 2, according to the plat recorded in Document no. 201500158, Goodnight Ranch Phase 1, Section 2, according to the amended plat recorded in Document no. 201700218, Goodnight Ranch Phase 1, Section 3, according to the plat recorded in Document no. 201700126, Goodnight Ranch Phase 1, Section 4, according to the plat recorded in Document no. 201700062, Goodnight Ranch Phase 1, Section 5, according to the plat recorded in Document no. 201700216, Goodnight Ranch Phase 1, Section 6, according to the plat recorded in Document no. 201700200, Goodnight Ranch Phase 1A, Section 7, according to the plat recorded in Document no. 201800241, Goodnight Ranch Phase 1B, Section 8, according to the plat recorded in Document no. 202000004, Goodnight Ranch Phase 2, Section 1, according to the plat recorded in Document no. 201800292, Goodnight Ranch Phase 2 East, Section 1, according to the plat recorded in Document no. 202000240 and amended in Document no. 202100170 and final plat recorded in Document no. 202000240, Goodnight Ranch Section 9, according to the plat recorded in Document no. 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, 2023042695, 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](mailto:Info@goodwintx.com)

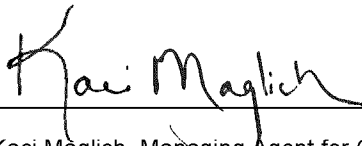
7. **Website address where all dedicatory instruments can be found:**

<https://agnr.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:**

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 Fee: \$340  
Access Deactivation Fee: \$20

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.



By: Kaci Maglich, Managing Agent for Goodnight Residential Master Community,  
Inc., Duly Authorized Agent  
Signed: March 31, 2025

**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 3/31/25, 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

