



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Apr 30, 2025 10:55 AM Fee: \$29.00

**2025047103**

\*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:** Scenic Pass
2. **Name of the Association:** Scenic Pass Residential Community, Inc.
3. **Recording data for the Subdivision:**

Lots 2 through 6, Block A; Lots 1 through 8, Block B; and Lots 1 through 8, Block C, Simon-Caskey Final Plat, according to the plat recorded in Document no. 202000222, Official Public Records of Travis County, Texas.

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

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Scenic Pass, recorded as Document no. 2022169081, Official Public Records of Travis County, Texas.
2. Scenic Pass Community Manual, recorded as Document no. 2022169275, Official Public Records of Travis County, Texas.
3. Scenic Pass Adoption of Working Capital Assessment, recorded as Document no. 2022169429, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Scenic Pass Residential 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)**

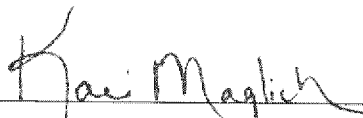
7. **Website address where all dedicatory instruments can be found:**

<https://aspas.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:**

Initial Assessment: Equal to 1x Monthly Assessments  
Working Capital: Equal to 2x Monthly Assessments  
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 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 Scenic Pass Residential Community, Inc.,  
Duly Authorized Agent  
Signed: April 24, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was signed before me on April 24, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

