



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 04, 2025 02:28 PM Fee: \$29.00

2025098681

Electronically Recorded

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** The Villas at Spanish Oaks
2. **Name of the Association:** The Villas at Spanish Oaks, Inc.
3. **Condominium Location:** 13453 TX 71, Austin, TX 78738
4. **Recording data for the Declaration:**
 1. Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2007110856;
 2. First Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2008004241;
 3. Second Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2008192393;
 4. Third Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2013033740;
 5. Fourth Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2017028674;
 6. Fifth Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2017190069;
 7. Sixth Amendment to Development Area Declaration and Declaration of Condominium Regime for The Villas at Spanish Oaks, recorded in Document no. 2018000695;
 8. Spanish Oaks at Bee Cave, Notice of Applicability, The Villas at Spanish Oaks, recorded in Document no. 2007110855, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** The Villas at Spanish Oaks, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
6. **Name, mailing address, phone number & email for designated representative:**

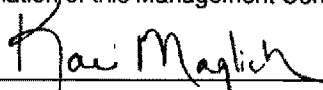
Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
info@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**

<https://avsp.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:

Reserve Contribution: Equal to 1 Monthly Assessment
 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
 Refinance Fee: \$120
 Statement of Account: \$120
 Rush Covenant Compliance Inspection Fee: \$300
 Transfer Fees: \$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 The Villas at Spanish Oaks, Inc.,
 Duly, Authorized Agent
 Signed: August 15, 2025

AFTER RECORDING RETURN TO:

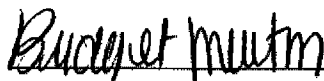
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on August 15, 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

