

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:** Firefly RV and Tiny Home Condominium
2. **Name of the Association:** Firefly RV and Tiny Home Condominium Community, Inc.
3. **Condominium Location:** 5386 Farm to Market 1376, Fredericksburg, TX 78624
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20224316;
 2. First Amendment and Restatement of Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20225319;
 3. Second Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20225709;
 4. Third Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20227499;
 5. Fourth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20234193;
 6. Fifth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20235781;
 7. Sixth Amendment to Declaration of Condominium Regime for Firefly and Tiny Home Condominium, recorded in Document no. 20236060, Official Public Records of Gillespie County, Texas.
5. **Mailing Address of the Association:** Firefly RV and Tiny Home Condominium Community, 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://sffrv.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: 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

Refinance Fee: \$120

Statement of Account: \$120

Rush Covenant Compliance Inspection Fee: \$300

Transfer Fees: \$340

This management certificate is filed of record in Gillespie 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 Firefly RV and Tiny Home
Condominium Community, Inc., Duly, Authorized Agent
Signed: August 18, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

§

COUNTY OF GILLESPIE

§

§

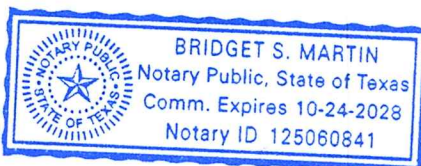
This instrument was signed before me on August 18, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

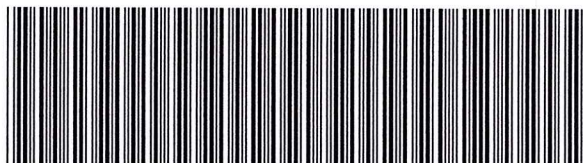
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028





VG-297-2025-20254318

Gillespie County
LINDSEY BROWN
Gillespie County Clerk

Instrument Number: 20254318

Recorded On: August 29, 2025 12:31 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 20254318
Receipt Number: 20250829000024
Recorded Date/Time: August 29, 2025 12:31 PM
User: Josh C
Station: DELLGVKBHQ2

Record and Return To:

GOODWIN & COMPANY
PO BOX 203310

AUSTIN TX 78720



STATE OF TEXAS

Gillespie County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Gillespie County, Texas

LINDSEY BROWN
Gillespie County Clerk
Gillespie County, TX

Lindsey Brown



Gillespie County Clerk

LINDSEY BROWN
101 W Main St. Mail Unit 13 Courthouse Room 109
Fredericksburg, TX 78624-3700

Main: 830-997-6515 **Fax:** (409)839-2394

Receipt: 20250829000024

Date: 08/29/2025

Time: 12:31PM

By: Josh C

Station: DELLGVKBHQ2

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Official Public Records	MANCERT	20254318	3	\$29.00		

Order Total (1) \$29.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	20014		\$29.00
Total Payments (1)				\$29.00
Change Due				\$0.00

GOODWIN & COMPANY
PO BOX 203310
AUSTIN, TX 78720

For more information about the County Clerk's office and to search property records online, please visit <https://www.gillespiecounty.org/>

Firefly RV and Tiny Home Condominium Community, I 8/27/2025

Chk#: 20014 \$29.00

Western Alliance Bank

Gillespie County Clerk's Office

Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00		8/27/2025	Management filling fee
	<u>29.00</u>			

Firefly RV and Tiny Home Condominium Community, I 8/27/2025

Chk#: 20014 \$29.00

Western Alliance Bank

Gillespie County Clerk's Office

Legal Expense

Type	Amount	Invoice #	Invoice Date	Memo
610740 Legal Expense	29.00		8/27/2025	Management filling fee
	<u>29.00</u>			