



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 02, 2025 02:42 PM Fee: \$37.00

2025073562

Electronically Recorded

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
KOENIG TOWNHOMES CONDOMINIUM COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR KOENIG TOWNHOMES CONDOMINIUM COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF KOENIG TOWNHOMES CONDOMINIUM COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023008418, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Koenig Townhomes Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Koenig Townhomes Condominiums (the "Condominium").
2. The name of the condominium association: Koenig Townhomes Condominium Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: 211 West Koenig Lane, Austin, Texas 78751.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: Koenig Townhomes Condominium Community, Inc., c/o Goodwin & Company, 11149 Research Boulevard, Suite 100, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	Koenig Townhomes Condominium Community, Inc. c/o Goodwin & Company
Attn.:	Matt Gibson
Mailing Address:	11149 Research Boulevard, Suite 100 Austin, Texas 78759
Telephone Number:	(855) 289-6007
Email Address:	info@goodwintx.com

7. Website to access the Association's dedicatory instruments:

<https://goodwintx.com/>

8. Amount and description of fees related to property transfer in the condominium project:
The Association fees are in the following amounts:

Working Capital Fee - An amount equal to two (2) months of Regular Assessments

Resale Certificate Fee - \$375.00

Transfer Fee - \$340.00

Update Fee - \$75.00

Refinance Fee - \$95.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium project.

This Certificate is effective as of the date this Certificate is recorded in the Official Public Records of Travis County, Texas.

[SIGNATURE PAGE FOLLOWS]

KOENIG TOWNHOMES
CONDOMINIUM COMMUNITY, INC.,
a Texas non-profit corporation

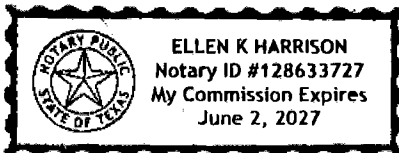
By: *Steve Walkup*
Printed Name: Steve Walkup
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 20th day of June, 2025, by Steve Walkup, President of Koenig Townhomes Condominium Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Ellen K. Harrison
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 West 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2023008100, Official Public Records of Travis County, Texas.
 - A. First Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2023054406, Official Public Records of Travis County, Texas.
 - B. Second Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2023088156, Official Public Records of Travis County, Texas.
 - C. Third Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2023139339, Official Public Records of Travis County, Texas.
 - D. Fourth Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2024015006, Official Public Records of Travis County, Texas.
 - E. Fifth Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2024018983, Official Public Records of Travis County, Texas.
 - F. Sixth Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2024098802, Official Public Records of Travis County, Texas.
 - G. Seventh Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2025060363, Official Public Records of Travis County, Texas.
 - H. Eighth Amendment to Declaration of Condominium Regime for Koenig Townhomes Condominiums, recorded as Document No. 2025073282, Official Public Records of Travis County, Texas.
2. Community Manual for Koenig Townhomes Condominiums, recorded as Document No. 2023008374, Official Public Records of Travis County, Texas.
3. Declarant Removal and Appointment of Directors and Officers of Koenig Townhomes Condominium Community, Inc., recorded as Document No. 2024084076, Official Public Records of Travis County, Texas.