



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 02, 2025 02:43 PM Fee: \$41.00

2025073565

Electronically Recorded

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
MILKY WAY CONDOMINIUM COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR MILKY WAY CONDOMINIUM COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE OF MILKY WAY CONDOMINIUM COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023015709, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Milky Way 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: Milky Way at River Place Condominiums (the "Condominium").
2. The name of the condominium association: Milky Way Condominium Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: 10100 Milky Way Drive, Austin, Texas 78730
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: Milky Way Condominium Community, Inc., c/o Goodwin Management, Inc., 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	Milky Way Condominium Community, Inc. c/o Goodwin Management, Inc.
Attn.:	Matt Gibson
Mailing Address:	11950 Jollyville Road 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]

MILKY WAY
 CONDOMINIUM COMMUNITY, INC.,
 a Texas non-profit corporation


By: 
 Printed Name: Steve Walkup
 Title: President

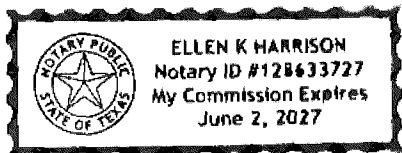
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

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

[SEAL]


 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 Milky Way at River Place Condominiums, recorded as Document No. 2023015253, Official Public Records of Travis County, Texas.
 - A. First Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2023111655, Official Public Records of Travis County, Texas.
 - B. Second Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2023121921, Official Public Records of Travis County, Texas.
 - C. Third Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2024027790, Official Public Records of Travis County, Texas.
 - D. Fourth Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2024112058, Official Public Records of Travis County, Texas.
 - E. Fifth Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2024131433, Official Public Records of Travis County, Texas.
 - F. Sixth Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2024132198, Official Public Records of Travis County, Texas.
 - G. Seventh Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2025019872, Official Public Records of Travis County, Texas.
 - H. Eighth Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2025029054, Official Public Records of Travis County, Texas.
 - I. Ninth Amendment to Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2025036657, Official Public Records of Travis County, Texas.
2. Community Manual for Milky Way at River Place Condominiums, recorded as Document No. 2023015338, Official Public Records of Travis County, Texas.
3. Partial Assignment of Declarant's Rights for Declaration of Condominium Regime for Milky Way at River Place Condominiums, recorded as Document No. 2023015824, Official Public Records of Travis County, Texas.

4. Declarant Removal and Appointment of Directors and Officers of Milky Way Condominium Community, Inc., recorded as Document No. 2024073241, Official Public Records of Travis County, Texas.
5. Declarant Removal and Appointment of Directors and Officers of Milky Way Condominium Community, Inc., recorded as Document No. 2025057138, Official Public Records of Travis County, Texas.