

# ELECTRONICALLY RECORDED

## OFFICIAL PUBLIC RECORDS



*Krista Bartsch*

KRISTA BARTSCH, County Clerk

Bastrop Texas

October 27, 2025 10:20:10 AM

FEE: \$29.00

**202517938**

### **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:

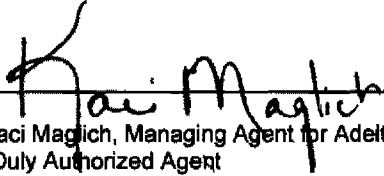
1. **Name of the Subdivision:** Adelton Commercial Master
2. **Name of the Association:** Adelton Commercial Master Community, Inc.
3. **Recording data for the Subdivision:**
  1. West Bastrop Village Section 1, Phase 1, according to the map or plat recorded in Cabinet 7, Page 175B-176A;
  2. West Bastrop Village Phase 1, Section 2, according to the map or plat recorded in Cabinet 9, Page 29B;
  3. West Bastrop Village Phase 1, Section 3, according to the map or plat recorded in Cabinet 9, Page 37A-38A;
  4. West Bastrop Village Phase 1, Section 4, according to the map or plat recorded in Cabinet 9, Page 38B-39A, Official Public Records of Bastrop County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
  1. Adelton Master Covenant [Commercial], recorded in Document no. 202406298;
  2. Adelton Amendment to Master Covenant [Commercial], recorded in Document no. 202503174;
  3. Adelton Second Amendment to Master Covenant [Commercial], recorded in Document no. 202504956;
  4. Adelton Adoption of Working Capital Assessment, recorded in Document no. 202406348;
  5. Adelton Community Enhancement Covenant, recorded in Document no. 202406368, Official Public Records of Bastrop County, Texas.
5. **Name and mailing address of the Association:** Adelton Commercial Master 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@goodwin-co.com](mailto:info@goodwin-co.com)
7. **Website address where all dedicatory instruments can be found:**

<https://aadcm.sites.townsq.io/> or [www.goodwin-co.com](http://www.goodwin-co.com) , use the "find my community" search bar to locate the community webpage
8. **Fees charged by Association related to a property transfer:**

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  
Refinance Fee: \$120  
Statement of Account: \$120

This management certificate is filed of record in Bastrop 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 Adeltan Commercial Master Community, Inc., Duly Authorized Agent  
Signed: October 13, 2025

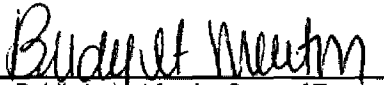
**AFTER RECORDING RETURN TO:**  
**Goodwin & Company**  
**PO Box 203310**  
**Austin, TX 78720-3310**

STATE OF TEXAS

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COUNTY OF BASTROP

This instrument was signed before me on October 13, 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

