



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

Sep 04, 2025 02:33 PM Fee: \$29.00

2025098688

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 Village at Wells Branch, a Residential Condominium
2. **Name of the Association:** The Village at Wells Branch Association, Inc.
3. **Condominium Location:** 1919 Cheddar Loop, Austin, TX 78728
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for The Village at Wells Branch, a Residential Condominium, recorded in Document no. 2017122334;
 2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Wells Branch Center, recorded in Document no. 2012103653;
 3. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Wells Branch Center, recorded in Document no. 2015031318;
 4. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Wells Branch Center, recorded in Document no. 2016119866;
 5. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Wells Branch Center, recorded in Document no. 2017029491;
 6. Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Wells Branch Center, recorded in Document no. 2017144224, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** The Village at Wells Branch Association, 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://avwb.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: \$110
Reserve Fund: \$220
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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for The Village at Wells Branch
Association, 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.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

