



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 31, 2025 02:52 PM Fee: \$29.00

2025084545

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:** Waterside Oaks Condominiums
2. **Name of the Association:** Waterside Oaks Condominium Association, Inc.
3. **Condominium Location:** 20955 Waterside Dr., Lago Vista, TX 78645
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Waterside Oaks Condominium, recorded in Document no. 2002058493;
 2. First Supplemental Declaration to Declaration of Condominium for Waterside Oaks Condominium recorded in Document no. 2002181887;
 3. First Supplemental Declaration to Declaration of Condominium for Waterside Oaks Condominium (Units 13, 24 and 15) recorded in Document no. 2005240839, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** Waterside Oaks Condominium 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@goodwin-co.com
7. **Website address where all dedicatory instruments can be found:**

<https://awato.sites.townsq.io/> or <https://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:

Reserve Fund Contribution: Equal to 2 Months 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
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 Waterside Oaks Condominium Association, Inc., Duly, Authorized Agent
Signed: July 25, 2025


AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS
COUNTY OF TRAVIS

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This instrument was signed before me on July 25, 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

