

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 26, 2025 03:16 PM Fee: \$29.00

2025107534

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:** Falcon Pointe Condominiums
2. **Name of the Association:** Falcon Pointe Condominium Community, Inc.
3. **Condominium Location:** Dillon Pond, Pflugerville, TX 78660
4. **Recording data for the Declaration:**
 1. Development Tract Declaration of Condominium Regime for Falcon Pointe Condominiums recorded in Document no. 2017061812;
 2. First Amendment to Development Tract Declaration of Condominium Regime for Falcon Pointe Condominiums recorded in Document no. 2017085832;
 3. Second Amendment to Development Tract Declaration of Condominium Regime for Falcon Pointe Condominiums recorded in Document no. 2017110056;
 4. Third Amendment to Development Tract Declaration of Condominium Regime for Falcon Pointe Condominiums recorded in Document no. 2017155197;
 5. Fourth Amendment to Development Tract Declaration of Condominium Regime for Falcon Pointe Condominiums recorded in Document no. 20171556697, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** Falcon Pointe Condominium Community, 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://afap.sites.townsq.io/0> or 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:**

Working Capital: Equal to 2 Months Assessments
Operational Fund Contribution - Equal to 1 Monthly Assessment
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
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 Falcon Pointe Condominium
Community, Inc., Duly, Authorized Agent
Signed: August 25, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was signed before me on 8/25/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Stephen Bell*
Notary Public, State of Texas

