



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 25, 2025 07:27 PM Fee: \$29.00

2025094324

Electronically Recorded

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:** Goodnight Commercial Master
2. **Name of the Association:** Goodnight Commercial Master Community, Inc.
3. **Recording data for the Subdivision:**
 - a. Goodnight Ranch, Phase One, Section Three, according to the plat recorded in Document no. 201700126;
 - b. Goodnight Ranch, Phase One, Section Four, according to the plat recorded in Document no. 201700062;
 - c. Goodnight Ranch, Phase One, Section Five, according to the plat recorded in Document no. 201700216;
 - d. Goodnight Ranch, Phase One, Section Six, according to the plat recorded in Document no. 201700200;
 - e. Goodnight Ranch, Phase One-B, Section Eight, according to the plat recorded in Document no. 202000004;
 - f. Goodnight Ranch, Section Five, according to the plat recorded in Document no. 201900083;
 - g. Goodnight Ranch, Phase Two, Section One, according to the plat recorded in Document no. 201800292;
 - h. Goodnight Ranch, Phase Two East, Section One, according to the plat recorded in Document no. 202000240, Official Public Records of Travis County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
 1. Goodnight Master Covenant [Commercial] recorded in Document no. 2016033389;
 2. Goodnight Amendment to Goodnight Master Covenant [Commercial] recorded in Document no. 2024007631;
 3. Goodnight Amendment to Goodnight Master Covenant [Commercial] Correcting Scrivener's Error recorded in Document no. 2024041867;
 4. Goodnight Amendment to Goodnight Master Covenant [Commercial] recorded in Document no. 2024015971, Official Public Records of Travis County, Texas.
5. **Name and mailing address of the Association:** Goodnight 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@goodwintx.com
7. **Website address where all dedicatory instruments can be found:**

<https://agnc.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:

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
 Lot Take Down Fee: \$120
 New Home/First Lot Closing Statement Fee: \$120
 Transfer Fee: \$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 Goodnight Commercial Master Community,
 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

