

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Mar 17, 2025 08:50 AM Fee: \$29.00

2025028156

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:** TC Twin Creeks
2. **Name of the Association:** TC Twin Creeks Community, Inc.
3. **Recording data for the Subdivision:**

Twin Creeks, Section 1, according to the plat recorded in the document 200200085, Twin Creeks, Section 2A, according to the plat recorded in the document 200200086, Twin Creeks, Section 2B, according to the plat recorded in the document 200200087, Twin Creeks, Section 3, according to the plat recorded in the document 200200195, Twin Creeks, Section 4, according to the plat recorded in the document 200200196, Twin Creeks, Section 5, according to the plat recorded in the document 200200088, Twin Creeks, Section 6A, according to the plat recorded in the document 200300057, Twin Creeks, Section 6B, according to the plat recorded in the document 200300057, Twin Creeks, Section 6C, according to the plat recorded in the document 200300202, Twin Creeks, Section 7, according to the plat recorded in the document 200200197, Twin Creeks, Section 8, according to the plat recorded in the document 200300228, Twin Creeks, Section 9, according to the plat recorded in the document 200300296, Twin Creeks, section 10A, according to the plat recorded in the document 200300129, Twin Creeks, Section 10B, according to the plat recorded in the document 200400284, Official Public Records of Travis County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents 2002058478, 2002058439, 2002085097, 2002065092, 2002066095, 2002140922, 2002140926, 2003116939, 2003121416, 2003183070, 2002220468, 2003282269, 20003298310, 2004137802, 2004212537, 2004212538, 2005022898, 20042112539, 2005022897, 2006217403, 2006217404, 2006217405, 2006217406, 2008165362, 2012127412, 2014181124, Official Public Records of Travis County.

5. **Name and mailing address of the Association:** TC Twin Creeks 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://atwn.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
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 TC Twin Creeks Community, Inc.,
Duly Authorized Agent
Signed: March 10, 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 March 10, 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

