

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 05, 2025 11:22 AM Fee: \$29.00

2025099100

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:** Turners Village Condominiums
2. **Name of the Association:** Turner's Village Condominium Community, Inc.
3. **Condominium Location:** 13208 Dairywork Road, Buda, TX 78610
4. **Recording data for the Declaration:**
 1. Development Area Declaration of Condominium Regime for Turners Village Condominiums, recorded in Document no. 2024120838;
 2. Notice of Applicability, recorded in Document no. 2024130164;
 3. Notice of Partial Waiver and Reduction of Working Capital Assessment, recorded in Document no. 2024132453, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** Turner's Village 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://atvcc.sites.townsg.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:**

Initial Assessment: Equal to 12 Months of 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
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 Fees: \$340
Access Deactivation Fee: \$20

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 Turner's Village Condominium Community, Inc., Authorized Agent
Signed: August 14, 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 14, 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

