

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 03, 2025 12:36 PM Fee: \$29.00

**2025097769**

\*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:** Reflections of Walnut Ridge Condominiums

2. **Name of the Association:** Reflections of Walnut Ridge Association, Inc.

3. **Condominium Location:** 11404 Walnut Ridge Dr, Austin, TX 78753

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

Condominium Declaration for Reflections of Walnut Ridge Condominiums, recorded in Volume 8786, Page 719,  
Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** Reflections of Walnut Ridge 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://arwr.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:**

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  
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 Reflections of Walnut Ridge  
Association, Inc., Authorized Agent  
Signed: August 28, 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 8/28/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas

