

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:** Alsatian Oaks

2. **Name of the Association:** Alsatian Oaks Master Community Association, Inc.

3. **Recording data for the Subdivision:**

Alsatian Oaks, Unit 1, according to the plat recorded in Document no. 2023000072, Official Public Records of Medina County, Texas.

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

Documents recorded in 2022011141, 2022011135, Official Public Records of Medina County, Texas.

5. **Name and mailing address of the Association:** Alsatian Oaks Master Community Association, 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

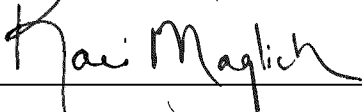
7. **Website address where all dedicatory instruments can be found:**

<https://samc.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:**

Working Capital: Equal to 1 Annual Assessment
Community Enhancement Fee: Equal to 0.50% of Sales Price
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 Fee: \$340

This management certificate is filed of record in Medina 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.



By: Kaci Maglich, Managing Agent for Alsatian Oaks Master Community Association, Inc., Duly Authorized Agent
Signed: January 18, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

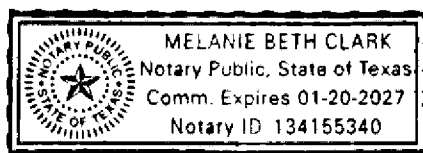
STATE OF TEXAS

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COUNTY OF MEDINA

This instrument was signed before me on 1/18/25, 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



**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2025000892

eRecording - Real Property

CERTIFICATE

Recorded On: February 03, 2025 08:31 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

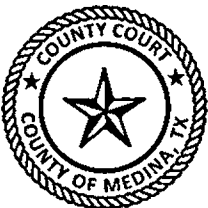
File Information:

Document Number: 2025000892
Receipt Number: 20250131000078
Recorded Date/Time: February 03, 2025 08:31 AM
User: Vanessa W
Station: ccscan3.medinacounty.local

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

