



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Dec 12, 2025 03:26 PM Fee: \$29.00

**2025139254**

\*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:** Willow Springs

2. **Name of the Association:** Willow Springs Residential Community

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

Creedmoor 216 Phase 1A, according to the map or plat recorded in Document no. 202500047, Official Public Records of Travis County, Texas.

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

1. Declaration of Covenants, Conditions and Restrictions for Willow Springs, recorded in Document no. 2024066934;
2. Creedmoor 216, Phase 1A, Notice of Plat Recordation, recorded in Document no. 2025083892;
3. Adoption of Working Capital Assessment, recorded in Document no. 2025084708, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Willow Springs Residential Community, 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@goodwin-co.com**

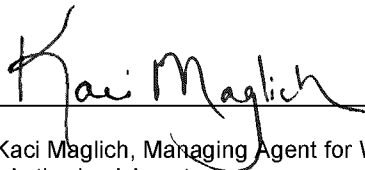
7. **Website address where all dedicatory instruments can be found:**

<https://awspg.sites.townsq.io/> or <https://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  
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.



By: Kaci Maglich, Managing Agent for Willow Springs Residential Community,  
Duly Authorized Agent  
Signed: September 22, 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 09/22/25, 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

