



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 26, 2025 03:14 PM Fee: \$29.00

2025107531

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:** 2505 Enfield Townhomes Condominiums
2. **Name of the Association:** 2505 Enfield Townhomes Condominiums Owners' Association, Inc.
3. **Condominium Location:** 2505 Enfield Rd, Austin, TX 78703
4. **Recording data for the Declaration and Declaration amendments:**
 1. 2505 Enfield Townhome COA Policies, recorded in Document no. 20111908667;
 2. Amendment of Rules and Regulations of 2505 Enfield Townhomes Condominium Owners' Association, Inc. (Enforcement Policy). Recorded in Document no. 2020011374;
 3. Notice of Filing of Dedicatory Instruments for 2505 Enfield Townhomes Condominium Owners' Association, Inc., recorded in Document no. 2010057797;
 4. Ratification and First Amendment to the First Amended and Restates Declaration of 2505 Enfield Townhomes Condominiums (formerly West Villaggio Townhomes Condominiums), recorded in Document no. 201005334883;
 5. Rules and Regulations of 2505 Enfield Townhomes Condominium Owners' Association, Inc., recorded in Document no. 2016003298;
 6. Second Amendment to First Amended and Restated Declaration of 2505 Enfield Townhomes Condominiums (formerly West Villaggio Townhomes Condominiums), recorded in Document no. 2023016688233,
Official Public Records of Travis County, Texas.
5. **Name and mailing address of the Association:** 2505 Enfield Townhomes Condominiums Owners' 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@goodwin-co.com
7. **Website address where all dedicatory instruments can be found:**

<https://aenft.sites.townsq.io/> or 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
Transfer Fee: \$340

This management certificate is filed of record in Harris 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 2505 Enfield Townhomes Condominiums
Owners' Association, Inc., Duly Authorized Agent
Signed: August 27, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was signed before me on 8/27/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*
Notary Public, State of Texas

