



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Aug 26, 2025 08:28 AM Fee: \$29.00

**2025094435**

\*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:** The Cobra Studios Condominium
2. **Name of the Association:** The Cobra Studios Owners Association
3. **Condominium Location:** 902 Gardner Road, Austin, TX 78721
4. **Recording data for the Declaration:**

Declaration of The Cobra Studios Condominium, recorded in Document no. 2008153240, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** The Cobra Studios Owners Association, 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](mailto:Info@goodwin-co.com)

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

<https://atcs.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:**

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 The Cobra Studios Owners Association, Authorized Agent  
Signed: August 14, 2025

#### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

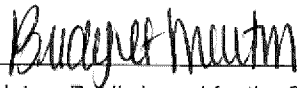
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COUNTY OF TRAVIS

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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.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

