

25 06922

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 Sundowner Condominium
2. **Name of the Association:** Sundowner Condominium Homeowners Association, Inc.
3. **Condominium Location:** 104 Cove E, Horseshoe Bay, TX 78657
4. **Recording data for the Declaration:**
 1. Enabling Declaration for The Sundowner Condominium, recorded in Volume 1, Page 270;
 2. Amendment to the Enabling Declaration for The Sundowner Condominium, recorded in Document no. 2017122891, Official Public Records of Llano County, Texas.
5. **Mailing Address of the Association:** Sundowner Condominium Homeowners 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

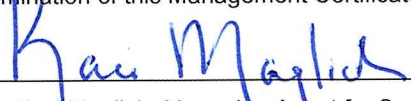
7. **Website address where all dedicatory instruments can be found:**

<https://atsc.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 Llano 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 Sundowner Condominium
Homeowners Association, Inc., Authorized Agent
Signed: August 20, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS
COUNTY OF LLANO

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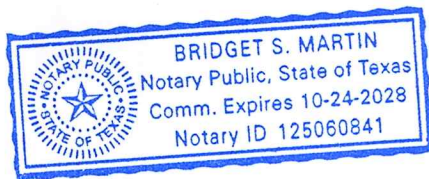
This instrument was signed before me on August 20, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



STATE OF TEXAS
COUNTY OF LLANO

FILED & RECORDED AT 9:25 O'CLOCK A M. ON
THE 12 DAY OF **DECEMBER** A.D. **2025**.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.



Cecilia McClintock

COUNTY CLERK, LLANO CO., TEXAS

BY KBanker, DEPUTY

INSTRUMENT NO:

25 06922

TOTAL PAGES: 2

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CECILIA MCCLINTOCK
LLANO COUNTY CLERK
P. O. BOX 40
LLANO, TX 78643



Receipt Number : 277060
Date Paid : 12/12/2025
Received By : KATELYN

Payment Type : Check Check No :206736

Paid Amount : 29.00

Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
RECORDING	CL	9.00	9.00	0.00
RMP-FILEN	OT	10.00	10.00	0.00
ARCHI-REC	OT	10.00	10.00	0.00
Totals :		29.00	29.00	0.00

Paid By : GOODWIN & COMPANY

Payment Remarks : 25-06922

Original Balance : 29.00

Amount Paid : 29.00

Amount Applied : 29.00

Total Paid : 29.00

Amount Unapplied 0.00

Received By