

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Dec 17, 2024 05:28 PM Fee: \$29.00

**2024139138**

\*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:** Steiner Ranch
2. **Name of the Association:** Steiner Ranch Residential Owners Association, Inc.
3. **Recording data for the Subdivision:**

Steiner Ranch, Phase 1, Section 1, according to the plat recorded in Volume 87, Pages 184D-187A, Official Public Records of Travis County, Texas.

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

Documents recorded in Volume 10920, Page 0001, Volume 13008, Page 756, Document no. 89032228, Volume 10588, Page 797, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Steiner Ranch Residential 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@goodwintx.com**

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

<https://astrr.sites.townsq.io/> or [www.goodwintx.com](http://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: \$229  
Initial Assessment: \$220  
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 Fees: \$340  
Access Deactivation Fee: \$20

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 Steiner Ranch Residential Owners Association, Inc., Duty Authorized Agent  
Signed: December 12, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

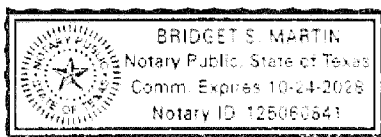
This instrument was signed before me on December 12, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Bridget Martin*

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Package Summary Recording Report

Report generated: Wed, 18 Dec 2024 06:23 PM CST

Package: ASTRR-Steiner Ranch Residential Owners Association, Inc.-ManagementCertificate - 9CC6316B-4D3F-CF77-59AC-CD525A17FB87  
Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)  
Recipient: Travis County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
ASTRR-Steiner Ranch Residential Owners Association, Inc.-ManagementCertificate	CERTIFICATE	2	Recorded	E 2024139138	Tue 12/17/2024 05:28 PM CST	29.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	29.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		33.53

Questions Contact:  
Simplifile Support 800.460.5657, option 3  
5072 North 300 West  
Provo, UT 84604