

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 26, 2025 02:58 PM Fee: \$33.00

2025107481

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:** Townhomes at Crystal Falls
2. **Name of the Association:** The Townhomes at Crystal Falls Condominium Community, Inc.
3. **Condominium Location:** Local Rebel Loop, Leander, TX 78641
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2017068763 in the Official Public Records of Travis County, Texas, and as Document No. 2017039522 in the Official Public Records of Williamson County, Texas.
 2. First Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2018004178 in the Official Public Records of Travis County, Texas, and as Document No. 2018002549 in the Official Public Records of Williamson County, Texas.
 3. Second Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2018094602 in the Official Public Records of Travis County, Texas, and as Document No. 2018053316 in the Official Public Records of Williamson County, Texas.
 4. Third Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2018122869 in the Official Public Records of Travis County, Texas, and as Document No. 2018069113 in the Official Public Records of Williamson County, Texas.
 5. Fourth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2018148662 in the Official Public Records of Travis County, Texas, and as Document No. 2018084113 in the Official Public Records of Williamson County, Texas.
 6. Fifth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2018178199 in the Official Public Records of Travis County, Texas, and as Document No. 2018101296 in the Official Public Records of Williamson County, Texas.
 7. Sixth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2019034746 in the Official Public Records of Travis County, Texas, and as Document No. 2019021787 in the Official Public Records of Williamson County, Texas.
 8. Seventh Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2020234455 in the Official Public Records of Travis County, Texas, and as Document No. 2020152872 in the Official Public Records of Williamson County, Texas.
 9. Eighth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2020248940, in the Official Public Records of Travis County, Texas, and as Document No. 2020162704, in the Official Public Records of Williamson County, Texas.
 10. Ninth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2021030024, in the Official Public Records of Travis County, Texas, and as Document No. 2021027013, in the Official Public Records of Williamson County, Texas.
 11. Tenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2021062294, in the Official Public Records of Travis County, Texas, and as Document No. 2021042797, in the Official Public Records of Williamson County, Texas.
 12. Eleventh Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2021084898, in the Official Public Records of Travis County, Texas, and as Document No. 2021056608, in the Official Public Records of Williamson County, Texas.

13. Twelfth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2021118110, in the Official Public Records of Travis County, Texas, and as Document No. 2021079764, in the Official Public Records of Williamson County, Texas.
 14. Thirteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls, recorded as Document No. 2021185207, in the Official Public Records of Travis County, Texas, and as Document No. 2021125634, in the Official Public Records of Williamson County, Texas.
 15. Fourteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2021195716 in the Official Public Records of Travis County, Texas and as Document No. 2021133406 in the Official Public Records of Williamson County, Texas.
 16. Fifteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2021234027 in the Official Public Records of Travis County, Texas and as Document No. 2021160824 in the Official Public Records of Williamson County, Texas.
 17. Sixteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2022026521 in the Official Public Records of Travis County, Texas.
 18. Seventeenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2023006155 in the Official Public Records of Travis County, Texas and as Document No. 2023005433 in the Official Public Records of Williamson County, Texas.
 19. Eighteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2023008187 in the Official Public Records of Travis County, Texas and as Document No. 2023006932 in the Official Public Records of Williamson County, Texas.
 20. Nineteenth Amendment to Declaration of Condominium Regime for The Townhomes at Crystal Falls recorded as Document No. 2023023272 in the Official Public Records of Travis County, Texas and as Document No. 2023018115 in the Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** The Townhomes at Crystal Falls Condominium Community, 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@goodwintx.com
 7. **Website address where all dedicatory instruments can be found:**
<https://atgo.sites.townsq.io/> or 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 Contribution - Equal to 2x Monthly Assessments
Reserve Fund Contribution - Equal to 1x Monthly Assessment
Reserve Contribution: \$400
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 and Williamson 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 Townhomes at Crystal Falls
Condominium Community, Inc., Duly, Authorized Agent
Signed: August 25, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS and WILLIAMSON

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

By: *Stephen Bell*
Notary Public, State of Texas

