

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jun 26, 2025 03:23 PM Fee: \$29.00

2025070980

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:** Coppertree Condominiums
2. **Name of the Association:** Coppertree Homeowner's Association, Inc.
3. **Condominium Location:** 1015 E Yager Ln, Austin, TX 78753
4. **Recording data for the Declaration and Declaration amendments:**
 1. Condominium Declaration for Coppertree Condominiums, recorded in Volume 8956, Page 277;
 2. First Amendment and Supplemental Declaration of Merger and Annexation for Coppertree Condominiums Phase V, recorded in Page 09388, Page 0227;
 3. Second Amendment to Condominium Declaration for Coppertree Condominiums, recorded in Volume 094233, Page 0576;
 4. Supplemental Declaration of Merger and Annexation for Coppertree Condominiums Phase II, recorded in Instrument no. 0895600340;
 5. Supplemental Declaration of Merger and Annexation for Coppertree Condominiums Phase III, recorded in Volume 09168, Page 0901;
 6. Supplemental Declaration of Merger and Annexation for Coppertree Condominiums Phase IV, recorded in Volume 09134, Page 0565,Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Coppertree Homeowner's 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://acopt.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:**

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 Fee: \$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 Coppertree Homeowner's Association, Inc.,
Duly Authorized Agent
Signed: June 23, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on June 23, 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

