

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Sep 26, 2025 03:13 PM Fee: \$29.00

**2025107528**

\*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@goodwin-co.com](mailto:Info@goodwin-co.com)**

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

<https://acopt.sites.townsq.io/> or [www.goodwin-co.com](http://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  
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: August 27, 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 8/27/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*  
Notary Public, State of Texas

