

# ELECTRONICALLY RECORDED

## OFFICIAL PUBLIC RECORDS



*Krista Bartsch*

KRISTA BARTSCH, County Clerk

Bastrop Texas

April 14, 2025 04:52:13 PM

FEE: \$29.00

**202506399**

### 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:** Adelton

2. **Name of the Association:** Adelton Residential Master Community HOA, Inc.

3. **Recording data for the Subdivision:**

West Bastrop Village Section 1, Phase 1, according to the plat recorded in Cabinet 7, Page 175B-176A, West Bastrop Village Phase 1, Section 2, according to the plat recorded in Cabinet 9, Page 29B, West Bastrop Village Section 1, Phase 3, according to the plat recorded in Cabinet 9, Page 37A, West Bastrop Village Section 1, Phase 4, according to the plat recorded in Cabinet 9, Page 38B, Official Public Records of Bastrop County, Texas.

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

Documents recorded in Document nos. 202212069, 202212263, 202212264, 202212265, 202214831, 202302153, 202305447, 202402230, Official Public Records of Bastrop County, Texas.

5. **Name and mailing address of the Association:** Adelton Residential Master Community HOA, 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](mailto:Info@goodwintx.com)

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

<https://aarm.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: \$350  
Community Enhancement Fee: Equal to 0.3% of Sales Price  
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 Bastrop 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 Adelton Residential Master Community HOA, Inc., Duly Authorized Agent  
Signed: April 11, 2025

#### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF BASTROP

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This instrument was signed before me on 4/11/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas

