



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Oct 23, 2025 04:39 PM Fee: \$37.00

2025118414

Electronically Recorded

**MANAGEMENT CERTIFICATE
ST. STEPHEN'S SQUARE CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of St. Stephen's Square Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: St. Stephen's Square Condominiums (the "**Condominium**").
2. The name of the Condominium association: St. Stephen's Square Condominium Community, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: 5001 Pecan Springs Road, Austin, Texas, 78723.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: St. Stephen's Square Condominium Community, Inc., c/o Goodwin & Company, Attn: Jennifer Powers, 2425 North Central Expressway, Suite 500, Richardson, Texas 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	St. Stephen's Square Condominium Community, Inc. c/o Goodwin & Company
Attn.:	Jennifer Powers
Mailing Address:	2425 North Central Expressway, Suite 500 Richardson, Texas 75080
Telephone Number:	(855) 289-6007
Email Address:	<u>info@goodwintx.com</u>

7. Website to access the Association's dedicatory instruments:
www.goodwintx.com (use the "Find My Community" feature to access the community documents)
8. Amount and description of fees related to property transfer in the condominium regime: The Association fees are in the following amounts:

Working Capital Fund Contribution - \$1,500.00
Transfer Fee - \$340.00
Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium regime.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this Certificate is recorded in the Official Public Records of Travis County, Texas.

**ST. STEPHEN'S SQUARE
CONDOMINIUM COMMUNITY, INC.,**
a Texas nonprofit corporation

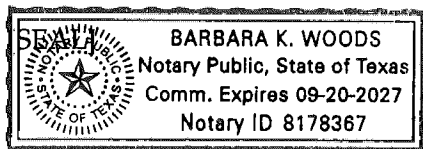
By: _____

Printed Name: William M. Harriss

Title: President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 14 day of October, 2025
by William M. Harriss, President of St. Stephen's Square Condominium Community, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 West 5th Street, Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Condominium Regime for St. Stephen's Square Condominiums, recorded as Document No. 2025117243, Official Public Records of Travis County, Texas.
2. Community Manual for St. Stephen's Square Condominiums, recorded as Document No. 2025117629, Official Public Records of Travis County, Texas.

ATTACHMENT 1

ST. STEPHEN'S SQUARE CONDOMINIUM COMMUNITY, INC.
MANAGEMENT CERTIFICATE