

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 18, 2024 09:01 AM Fee: \$29.00

2024139192

Electronically Recorded

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:** Village at Western Oaks
2. **Name of the Association:** Village at Western Oaks Owners Association, Inc.
3. **Recording data for the Subdivision:**

The Village at Western Oaks Sec 1, according to the plat recorded in Volume 75, Page 296, Village at Western Oaks Sec 11, according to the plat recorded in Volume 86, Pages 60C&d, 61A&B, Village at Western Oaks Sec 12, according to the plat recorded in Volume 86, Pages 59C, 59D, 60A, and 60B, Village at Western Oaks Sec 13, according to the plat recorded in Volume 85, Pages 174B, 174C, & 174D, Village at Western Oaks Sec 14, according to the plat recorded in Volume 86, Pages 80C-80D, Village at Western Oaks Sec 15A, according to the plat recorded in Volume 86, Pages 77C, 77D, & 78A, Village at Western Oaks Sec 15C, according to the plat recorded in Volume 102, Pages 179-183, Village at Western Oaks Sec 16A, according to the plat recorded in Volume 86, Page 62A-62D, Village at Western Oaks Sec 16C, according to the plat recorded in Volume 100, Pages 354-357, Village at Western Oaks Sec 17, according to the plat recorded in Volume 92, Pages 241-243, Village at Western Oaks Sec 18A, according to the plat recorded in Volume 93, Pages 377-379, Village at Western Oaks Sec 23A & 24A, according to the plat recorded in Volume 100, Pages 280-282 (& as amended in document 200000255), Village at Western Oaks Sec 25, according to the plat recorded in Volume 86, Pages 93B-93C, Village at Western Oaks Sec 31, according to the plat recorded in Volume 86, Pages 81B-81C, Village at Western Oaks Sec 29, according to the plat recorded in Volume 100, Pages 283-285, Village at Western Oaks Sec 31, according to the plat recorded in Volume 86, Page 81C, Village at Western Oaks Sec 32A, according to the plat recorded in Volume 93, Page 1042, Village at Western Oaks Sec 33, according to the plat recorded in Volume 100, Pages 60-64, Village at Western Oaks Sec 34, according to the plat recorded in Volume 94, Page 150, Plat Records, Travis County, Texas

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

Documents 2001099685, 2001009564, 2001009558, 200147450, 2000044855, 2000033681, 1999043666, 1999037114, 00005859086, 00005852030, 00005829758, 00005699415, 00005650179, 00005534079, 00005511630, 00005452007, 00005291920, 00005276378, 00005276379, 00005256279, 00005145074, 00005130145, 00005093101, 93054420, 93016182, 93016180, 2023137142, 2024110845 and Volume 7825 Page 20, and Volume 6622 Page 143, and Volume 6622 Page 155, and Volume 6132 Page 1582, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Village at Western Oaks Owners 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://avwo.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 Fees: \$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 Village at Western Oaks Owners
Association, Inc., Duly Authorized Agent
Signed: December 12, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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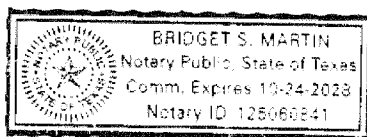
COUNTY OF TRAVIS

This instrument was signed before me on December 12, 2024, 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



Package Summary Recording Report

Report generated: Wed, 18 Dec 2024 06:22 PM CST

Package: AVWO-Village at Western Oaks-ManagementCertificate - 0C0F3C36-3679-843A-9242-B9E61FB51B65

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Travis County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
AVWO-Village at Western Oaks-ManagementCertificate	CERTIFICATE	2	Recorded	E 2024139192	Wed 12/18/2024 09:01 AM CST	29.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	29.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		33.53

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604