



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

Dec 15, 2023 03:19 PM Fee: \$26.00

**2023139769**

\*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:** North Bluff 3 Condominium Community, Inc.
2. **Name of the Association:** North Bluff 3 Condominium Community, Inc.
3. **Condominium Location:** 814 North Bluff Drive Travis TX 78745
4. **Recording data for the Declaration:**

Documents recorded in Document nos. 2019125004, 2019132581, 2019182705, 2020056840, 2022137306, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** North Bluff 3 Condominium Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Designated Representative:** Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

Website: <https://anb3c.sites.townsq.io/1>  
Toll Free: (855)289-6007

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 North Bluff 3  
Condominium Community, Inc., Duly, Authorized Agent  
Signed: August 17, 2023

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS §

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COUNTY OF TRAVIS §

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This instrument was signed before me on August 17, 2023, 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: October 24, 2024

