

**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 Condominium Residences
2. **Name of the Association:** North Bluff Condominium Residences, Inc.
3. **Condominium Location:** 401 North Bluff Drive, Austin, TX 78745
4. **Recording data for the Declaration:**

Declaration of Condominium Regime for the North Bluff Condominium Residences, recorded in Document no. 2025064598, Official Public Records of Travis County, Texas.

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

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://anbcr.sites.townsq.io/0> 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.

By: Kaci Maglich, Managing Agent for North Bluff Condominium Residences, Inc., Duly, Authorized Agent
Signed: June 10, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF TRAVIS

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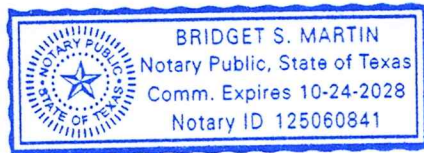
This instrument was signed before me on June 10, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025079150

Jul 17, 2025 03:23 PM

Fee: \$29.00

DIAZL

TRAVIS COUNTY CLERK
P.O. BOX 149325
AUSTIN, TX 78714-9325
(512) 854-9188

ISSUED TO: GOODWIN & COMPANY

RECEIPT # 73335

DATE 07/17/2025 03:23:30 PM

DOCUMENT #	PGS	FEE
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2025079150	2	
CERTIFICATE		29.00

Total Amount Due		29.00
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CHECK 206642		33.00
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Total Amount Paid		33.00
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Refund Amount:		4.00
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UNLESS REQUESTED ALL AMOUNTS
FOR OVERPAYMENTS WILL BE ISSUED
AT THE END OF THE MONTH

THANK YOU, HAVE A NICE DAY
INDEXES AVAILABLE
COUNTYCLERK.TRAVISCOUNTYTX.GOV
Dyana Limon-Mercado
County Clerk
Deputy: DIAZL