



**MANAGEMENT CERTIFICATE  
CENTER 45 CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of Center 45 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: Center 45 (the "**Condominium**").
2.     The name of the Condominium Association: Center 45 Condominium Community, Inc., a Texas non-profit corporation (the "**Association**").
3.     The location of the condominium: Lot 1, Block A, Schultz Towns @ 45, a subdivision in Williamson County, Texas, according to the map or plat as recorded in Document No. 2019119425, Official Public Records, Williamson County, Texas.
4.     The recording data for the declaration: The Association is a Texas non-profit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Center 45, recorded as Document No. 2022055127, Official Public Records of Williamson County, Texas, as amended.
5.     The mailing address of the association: Center 45 Condominium Community, Inc., c/o Goodwin Management, Inc., 11149 Research Blvd., Suite 100, Austin, Texas 78759.
6.     The name and mailing address of the person managing the association: Goodwin Management, Inc., c/o Kevin Henry, 11149 Research Blvd., Suite 100, Austin, Texas 78759.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 21 day of April, 2022

CENTER 45 CONDOMINIUM COMMUNITY, INC.,  
a Texas non-profit corporation

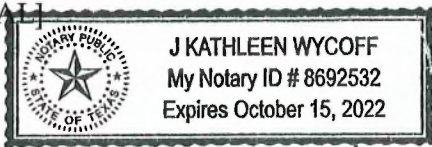
By: [Signature]  
Name: DENNIS CIANI  
Title: DIRECTOR

THE STATE OF TEXAS §

COUNTY OF Travis §

This instrument was acknowledged before me on 21 day of April, 2022,  
by Dennis Ciani, Director of Center 45 Condominium Community, Inc., a Texas  
non-profit corporation, on behalf of said corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
Winstead, PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701

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**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022057731

PMC Fee: \$30.00  
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Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas