

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:** Northwoods at Avery Ranch
2. **Name of the Association:** Northwoods Avery Station Condominium Community, Inc.
3. **Condominium Location:** 11129 Avery Station Loop, Austin, TX 78717
4. **Recording data for the Declaration:**
 1. Declaration of Covenants, Conditions and Restrictions [Northwoods at Avery Ranch] recorded in Document no. 2011031122;
 2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Northwoods at Avery Ranch recorded in Document no. 2012026915;
 3. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Northwoods at Avery Ranch recorded in Document no. 2012105985;
 4. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Northwoods at Avery Ranch recorded in Document no. 2013015401;
 5. Northwoods at Avery Ranch Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Document no. 2013015516;
 6. First Amendment to Northwoods at Avery Ranch Supplemental Declaration of Covenants, Conditions, and Restrictions recorded in Document no. 2020003599;
 7. First Amendment to Declaration of Condominium Regime for Northwoods at Avery Ranch recorded in Document no. 2013019238;
 8. Second Amendment to Declaration of Condominium Regime for Northwoods at Avery Ranch recorded in Document no. 2014049288,

Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Northwoods Avery Station Condominium Community, 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@goodwin-co.com

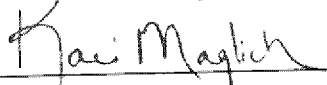
7. **Website address where all dedicatory instruments can be found:**

<https://arws.sites.townsq.io/> or <https://www.goodwin-co.com>, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Working Capital: Equal to 2 Months Assessments
 Reserve Fund Contribution: Equal to 1 Monthly Assessment
 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
 Refinance Fee: \$120
 Statement of Account: \$120
 Rush Covenant Compliance Inspection Fee: \$300
 Transfer Fees: \$340
 Access Deactivation Fee: \$20

This management certificate is filed of record in Williamson 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 Northwoods Avery Station
 Condominium Community, Inc., Duly, Authorized Agent
 Signed: August 14, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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§
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COUNTY OF WILLIAMSON

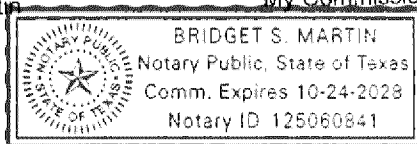
This instrument was signed before me on August 14, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025068320

Pages: 3 Fee: \$29.00

08/29/2025 11:17 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas