

## **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:** Hye Springs Ranch Condominiums
2. **Name of the Association:** Hye Springs Ranch Condominium Community, Inc.
3. **Condominium Location:** 9361 Hwy 290, Hye, TX 78635
4. **Recording data for the Declaration:**

Declaration of Condominium Regime for Hye Springs Ranch Condominiums, recorded in  
Document no. 2024-242730, Official Public Records of Blanco County, Texas.

5. **Mailing Address of the Association:** Hye Springs Ranch 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://ahysr.sites.townsq.io/> or <https://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 4x Monthly Assessments  
Reserve Fund Contribution: Equal to 4x Monthly Assessments  
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 Blanco 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 Hye Springs Ranch  
Condominium Community, Inc. Duly, Authorized Agent  
Signed: July 25, 2025

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

COUNTY OF BLANCO

§  
§  
§

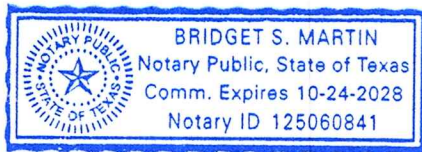
This instrument was signed before me on July 25, 2029, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

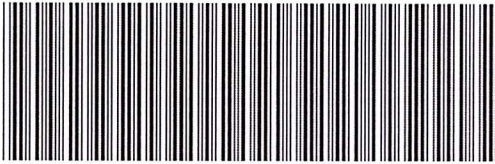
Bridget S. Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget S. Martin

My Commission Expires: 10/24/2028





\*VG-79-2025-252785\*

Blanco County  
Laura Walla  
Blanco County Clerk

---

Instrument Number: 252785

Real Property Recordings

Recorded On: August 20, 2025 10:04 AM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$24.00

---

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 252785  
Receipt Number: 20250820000007  
Recorded Date/Time: August 20, 2025 10:04 AM  
User: Sheila M  
Station: cclerk02

**Record and Return To:**

GOODWIN & COMPANY



**STATE OF TEXAS**

**Blanco County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Blanco County, Texas**

Laura Walla  
Blanco County Clerk  
Blanco County, TX



## Blanco County Clerk

Laura Walla  
101 E. Cypress  
Johnson City, TX 78636

**Main:** (830) 868-7357 **Fax:** (830) 868-4158

**Receipt:** 20250820000007  
**Date:** 08/20/2025  
**Time:** 10:04AM  
**By:** Sheila M  
**Station:** cclerk02  
**Status:** ORIGINAL COPY

---

<u>Seq</u>	<u>Item</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	252785	3	\$24.00		

**Order Total** (1) \$24.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	6678		\$24.00
<b>Total Payments</b> (1)				\$24.00
<b>Change Due</b>				\$0.00

GOODWIN & COMPANY

---

For more information about the County Clerk's office and to search property records online, please visit <http://www.co.blanco.tx.us/>