

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:** Courtyard Homes at Anderson Oaks, a Condominium
2. **Name of the Association:** Anderson Oaks Courtyard Homes Association
3. **Condominium Location:** 11000 Anderson Mill Rd., Austin, TX 78750
4. **Recording data for the Declaration:**
 1. Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2001095895;
 2. Amendment of Annexation of Phase 2 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2002014998;
 3. Amendment of Annexation of Phase 3 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2002062906;
 4. Amendment of Annexation of Phase 4 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2002079732;
 5. Amendment of Annexation of Phase 5 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2003025210;
 6. Amendment of Annexation of Phase 6 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2002054060;
 7. Amendment of Annexation of Phase 7 to Declaration of Courtyard Homes at Anderson Oaks, a Condominium, recorded in Document no. 2003092399;
 8. Amendment to Declaration Courtyard Homes at Anderson Oaks, a Condominium (Amendment for purposes of FNMA qualification), recorded in Document no. 2010017187, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** Anderson Oaks Courtyard Homes Association, 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://acao.sites.townsq.io/> or 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:**

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

Transfer Fees: \$340

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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Anderson Oaks Courtyard
Homes Association, Duly Authorized Agent
Signed: August 25, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF WILLIAMSON

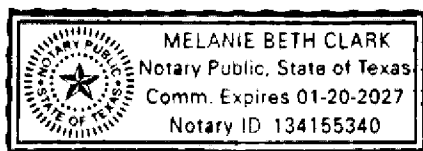
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This instrument was signed before me on 8/25/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:

Melanie Beth Clark

Notary Public, State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025076248

Pages: 3 Fee: \$29.00

09/26/2025 02:34 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas