

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:** Agave Lofts II Condominiums (the "Condominium")
2. **Name of the Association:** Yaupon Condominium Community, Inc.
3. **Condominium Location:** 1208 N Academy Ave, New Braunfels, TX 78130
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Agave Lofts II Condominiums [Also Referred To As Yaupon Condominiums By Agave, recorded in Document no. 202106039283;
 2. *Agave Lofts II Condominium Community Manual, recorded in Document No. 202106039646, Official Public Records of Comal County, Texas.*
5. **Mailing Address of the Association:** Yaupon 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://syppcc.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:**

Working Capital: Equal to 2 times Regular 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 (in addition to Resale Fees)

Compliance Inspection Fee (optional): \$150

Transfer Fees: \$340

This management certificate is filed of record in Comal 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 Yaupon Condominium Community, Inc., Duly, Authorized Agent
Signed: October 20, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF COMAL

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This instrument was signed before me on 10/20/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: 
Notary Public, State of Texas



**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/27/2025 10:31:35 AM
TERRI 2 Pages(s)
202506034317**



Bobbie Koepp