



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 25, 2025 02:03 PM Fee: \$29.00

2025082053

Electronically Recorded

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Whisper Valley
2. **Name of the Association:** Whisper Valley Master Community, Inc.
3. **Recording data for the Subdivision:**
 1. Whisper Valley, Village 1 Phase 1, according to the plat recorded in Document no. 201500024;
 2. Whisper Valley, Village 1 Phase 2, according to the plat recorded in Document no. 202000061;
 3. Whisper Valley Radiant Drive, Phase 1, Final Plat according to the map or plat recorded in Document no. 202500041,
Official Public Records of Travis County, Texas.
4. **Recording data for the Declaration and Declaration amendments:**
 1. Whisper Valley Maser Covenant recorded in Document no. 2016113527;
 2. Whisper Valley Development Area Declaration (Village 1, Phase 1) recorded in Document no. 2016113797;
 3. Restrictive Covenants recorded in Document no. 2015006871;
 4. Notice of Applicability of Whisper Valley Master Covenant and Development Area Declaration (Village 1, Phase 1 - "Whisper Rising" Neighborhood) recorded in Document no. 2016113903;
 5. Whisper Valley Ecosmart Valley (Village 1, Phase 1) recorded in Document no. 2016114171;
 6. Whisper Valley Amended and Restated Ecosmart Covenant (Village 1, Phase 1) recorded in Document no. 2017164842;
 7. Whisper Valley Adoption of Working Capital Assessment (Applicable only to "Whisper Rising" Neighborhood) recorded in Document no. 2016114172;
 8. Whisper Valley Ecosmart Covenant (Village 1, Phase 2) recorded in Document no. 2020045684;
 9. Whisper Valley Development Area Declaration (Village 1, Phase 2) recorded in Document no. 2020128468;
 10. Notice of Applicability and Delegation of Certain Maintenance Obligations recorded in Document no. 2020128738;
 11. Whisper Valley Adoption of Working Capital Assessment recorded in Document no. 2020128799;
 12. Whisper Valley Adoption of Working Capital Assessment (Applicable only to "Whisper Rising" and "Whisper Hollow" Neighborhoods) recorded in Document no. 2022100868;
 13. Notice of Applicability and Delegation of Certain Maintenance Obligations (Village 1, Phase 3 - "Highview" Neighborhood) recorded in Document no. 2022101462;
 14. Notice of Applicability and Delegation of Certain Maintenance Obligations (Village 1, Phase 4 - "Glenmore" Neighborhood) recorded in Document no. 2022101494;
 15. Whisper Valley Adoption of Working Capital Assessment (Applicable only to "Highview and Glenmore" Neighborhoods) recorded in Document no. 2022101761;

16. Whisper Valley Development Area Declaration (Village 1, Phases 3 & 4) recorded in Document no. 2022100875,

Official Public Record of Travis County, Texas.

5. Name and mailing address of the Association: Whisper Valley Master Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

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://awhv.sites.townsg.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: \$500
 Community Enhancement Fee: Equal to 0.25% of Sales Price – For V1P3 or V1P4 Only – HO to HO sale
 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 Fee: \$340
 Access Deactivation Fee: \$20

This management certificate is filed of record in Travis 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 Whisper Valley Master Community, Inc.,
 Duly Authorized Agent
 Signed: July 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on 7/15/25, 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

