

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 08, 2024 02:33 PM Fee: \$32.00

2024002311

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:** Goodnight Residential Master
2. **Name of the Association:** Goodnight Residential Master Community Inc.
3. **Recording data for the Subdivision:**

Goodnight Ranch, Phase 1, Section 1, according to the plat recorded in the document 200800081, Goodnight Ranch Phase 1, Section 2, according to the plat recorded in the document 201500158, Goodnight Ranch Phase 1, Section 2, according to the amended plat recorded in the document 201700218, Goodnight Ranch Phase 1, Section 3, according to the plat recorded in the document 201700126, Goodnight Ranch Phase 1, Section 4, according to the plat recorded in the document 201700062, Goodnight Ranch Phase 1, Section 5, according to the plat recorded in the document 201700216, Goodnight Ranch Phase 1, Section 6, according to the plat recorded in the document 201700200, Goodnight Ranch Phase 1A, Section 7, according to the plat recorded in the document 201800241, Goodnight Ranch Phase 1B, Section 8, according to the plat recorded in the document 202000004, Goodnight Ranch Phase 2, Section 1, according to the plat recorded in the document 201800292, Goodnight Ranch Phase 2 East, Section 1, according to the plat recorded in the document 202000240 and amended in document 202100170 and final plat recorded in 202000240, Goodnight Ranch Section 9, according to the plat recorded in the document 201900083, Official Public Records of Travis County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents 2016030040, 2016078939, 2014041028, 2016030453, 2016030451, 2016030452, 2016093890, 2016114771, 2018017491, 2019025761, 2019040178, 2019106343, 2019156453, 2020087524 Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Goodnight Residential 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@goodwintx.com

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

www.goodwintx.com , use the "find my community" search bar to locate the community webpage

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

Community Enhancement Fee: transfer price multiplied by three-tenths of one percent (.3%)
Working Capital: \$300
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: \$275

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.

A handwritten signature in black ink, appearing to be "Dyana", is written over a horizontal line.

By: Drew Sanders, Managing Agent for Goodnight Residential Master Community
Inc., Duly Authorized Agent
Signed: July 19, 2023

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was signed before me on July 19, 2023, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024

