



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 11, 2025 04:41 PM Fee: \$33.00

2025138797

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:**

1. Goodnight Ranch, Phase 1, Section 1, according to the plat recorded in Document no. 200800081;
2. Goodnight Ranch Phase 1, Section 2, according to the plat recorded in Document no. 201500158;
3. Goodnight Ranch Phase 1, Section 2, according to the amended plat recorded in Document no. 201700218;
4. Goodnight Ranch Phase 1, Section 3, according to the plat recorded in Document no. 201700126;
5. Goodnight Ranch Phase 1, Section 4, according to the plat recorded in Document no. 201700062;
6. Goodnight Ranch Phase 1, Section 5, according to the plat recorded in Document no. 201700216;
7. Goodnight Ranch Phase 1, Section 6, according to the plat recorded in Document no. 201700200;
8. Goodnight Ranch Phase 1A, Section 7, according to the plat recorded in Document no. 201800241;
9. Goodnight Ranch Phase 1B, Section 8, according to the plat recorded in Document no. 202000004;
10. Goodnight Ranch Phase 2, Section 1, according to the plat recorded in Document no. 201800292;
11. Goodnight Ranch Phase 2 East, Section 1, according to the plat recorded in Document no. 202000240 and amended in Document no. 202100170 and final plat recorded in Document no. 202000240;
12. Goodnight Ranch Section 9, according to the plat recorded in Document no. 201900083;
13. Goodnight Ranch Phase Two East – Section Two, Final Plat, according to the plat recorded in Document no. 202300138;
14. Amended and Final Plat of Lots 6A-20A, Block H, Goodnight Ranch Phase Two East – Section Two, according to the plat recorded in Document no. 202400034,

Official Public Records of Travis County, Texas.

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

1. Master Covenant [Residential], recorded in Document no. 2016030040;
2. Community Enhancement Covenant, recorded in Document no. 2016030451;
3. Development Area Declaration, recorded in Document no. 2016030452;

4. Adoption of Working Capital, recorded in Document no. 2016030453;
5. Amended and Restated Working Capital, recorded in Document no. 2016078939;
6. Master Covenant [Commercial], recorded in Document no. 2016033389;
7. Community Enhancement Covenant, recorded in Document no. 2016033907;
8. Amended and Restated Community Enhancement Covenant, recorded in Document no. 2016093890;
9. Second Amended and Restated Community Enhancement Covenant, recorded in Document no. 2016114771;
10. Amendment to Goodnight Master Covenant, recorded in Document no. 2023042695;
11. Amendment to Goodnight Master Covenant [Residential], recorded in Document no. 2024015972;
12. First Amendment to Development Area Declaration [Residential], recorded in Document no. 2024094848,

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@goodwin-co.com

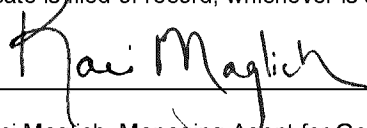
7. Website address where all dedicatory instruments can be found:

<https://agnr.sites.townsq.io/0> 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: \$300
Enhancement: Equal to .3% of Sales Price
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 Fee: \$340

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.



By: Kaci Maglich, Managing Agent for Goodnight Residential Master Community, Inc., Duly Authorized Agent
Signed: December 11, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This instrument was signed before me on 12/11/25, 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

