

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Aug 22, 2025 04:41 PM Fee: \$29.00

**2025093624**

\*Electronically Recorded\*

**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:** Austin Surf Club

2. **Name of the Association:** Austin Surf Club Condominium Community, Inc.

3. **Condominium Location:** 4836 State Hwy 71 E, Del Valle, TX 78617

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

Declaration of Condominium Regime for Austin Surf Club Condominiums, recorded in Document no. 2024062853,  
Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** Austin Surf Club 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@goodwintx.com**

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

<https://aascb.sites.townsq.io/> or [www.goodwintx.com](http://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:**

Working Capital: Equal to 2 Months Assessments  
Community Enhancement Fee: Equal to 0.25% off Sales Price – Homeowner to Homeowner Sales Only  
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  
Rush Covenant Compliance Inspection Fee: \$300  
Lot Take Down Fee: \$120  
New Home/First Lot Closing Statement Fee: \$120  
Transfer Fees: \$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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Austin Surf Club Condominium  
Community, Inc., Duly Authorized Agent  
Signed: August 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 August 15, 2025, and it was acknowledged that this Instrument was signed by  
Kaci Maglich 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: 10/24/2028

