

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Aug 22, 2025 04:45 PM Fee: \$29.00

**2025093637**

\*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:** Bluebonnet Townhomes, a Condominium

2. **Name of the Association:** Bluebonnet Condominium Community, Inc.

3. **Condominium Location:** 1713 Bluebonnet Lane, Austin, TX 78704

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

Declaration of Condominium Regime for Bluebonnet Townhomes, a Condominium recorded in Document no. 2021127343, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** Bluebonnet 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](mailto:Info@goodwintx.com)

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

<https://abbc.sites.townsq.io/0> 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:**

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

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 Bluebonnet 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

COUNTY OF TRAVIS

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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

