

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:** The Promenade, A Townhome Condominium

2. **Name of the Association:** The Promenade, A Townhome Condominium, Inc.

3. **Condominium Location:** 7123 Thrush View Ln, San Antonio, TX 78209

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

Declaration for Establishment of a Condominium Regime for The Promenade, A Townhome Condominium
recorded in Document no. 20060066519, Official Public Records of Bexar County, Texas.

5. **Mailing Address of the Association:** The Promenade, A Townhome Condominium, 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@goodwin-co.com

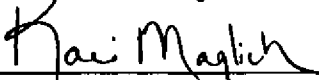
7. **Website address where all dedicatory instruments can be found:**

<https://sprom.sites.townsq.io/> or <https://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:**

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 Fees: \$340

This management certificate is filed of record in Bexar 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 The Promenade, A Townhome
Condominium, Inc., Duly Authorized Agent
Signed: August 28, 2025

AFTER RECORDING RETURN TO:

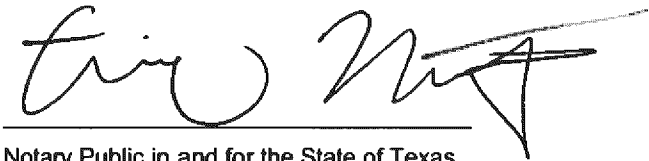
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

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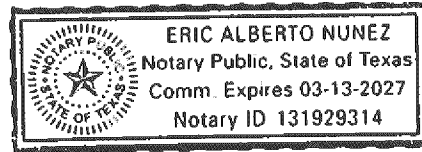
COUNTY OF BEXAR

This instrument was signed before me on August 28th, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Eric Nuñez



My Commission Expires: 3/13/2027

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20250175289
Recorded Date: September 22, 2025
Recorded Time: 10:34 AM
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Total Fees: \$29.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/22/2025 10:34 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk