

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Sep 08, 2025 03:56 PM Fee: \$29.00

2025099796

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:** The Twilight Condominiums

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

3. **Condominium Location:** 8935 Vertex Blvd, Austin, TX 78747

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

Development Area Declaration and Declaration of Condominium Regime for The Twilight Condominiums,
recorded in Document no. 2023113861, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** The Twilight 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@goodwin-co.com

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

<https://atlcc.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:**

Working Capital: Equivalent to 2 Months Assessments
Community Enhancement Fee: Equal to 0.25% 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
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 The Twilight Condominium
Community, Inc., Authorized Agent
Signed: August 14, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

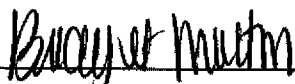
PO Box 203310

Austin, TX 78720-3310

STATE OF TEXAS
COUNTY OF TRAVIS

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This instrument was signed before me on August 14, 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: Bridget Martin

My Commission Expires: 10/24/2028

