



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2025 04:41 PM Fee: \$29.00

2025095064

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 Lofts at Tuscan Village
2. **Name of the Association:** The Lofts at Lakeway Tuscan Village Condominium Community, Inc.
3. **Condominium Location:** Bella Toscana Ave, Lakeway, TX 78734
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Tuscan Village Master Condominiums, recorded in Document no. 2010043876;
 2. Amended and Restated Declaration of Condominium Regime for Tuscan Village Master Condominiums, recorded in Document no. 2010175182;
 3. Subordinate Declaration of Condominium Regime for The Lofts at Tuscan Village, recorded in Document no. 2015185537;
 4. First Amendment to Subordinate Declaration of Condominium Regime for The Lofts at Tuscan Village, recorded in Document no. 2017140469;
 5. Second Amendment to Subordinate Declaration of Condominium Regime for The Lofts at Tuscan Village, recorded in Document no. 2017164385;
 6. Third Amendment to Subordinate Declaration of Condominium Regime for The Lofts at Tuscan Village, recorded in Document no. 2017165029, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** The Lofts at Lakeway Tuscan Village 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://atvl.sites.townsg.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: Equal to 2 Months Lofts Assessments
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 Lofts at Lakeway Tuscan
Village 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

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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.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

