

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:** Arbors at Turtle Rock Condominiums
2. **Name of the Association:** Arbors at Turtle Rock Condominium Community, Inc.
3. **Condominium Location:** 12833 Turtle Rock Rd, Austin, TX 78729
4. **Recording data for the Declaration:**

Declaration of Condominium Regime for Arbors at Turtle Rock Condominiums, recorded in Document no. 2018008499,
Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Arbors at Turtle Rock 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

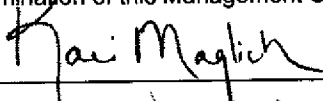
7. **Website address where all dedicatory instruments can be found:**

<https://aatr.sites.townsq.io/> or 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
Reserve Contribution: Equal to 1 Month Assessment
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 Williamson 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 Arbors at Turtle Rock
Condominium Community, Inc., Duly, Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

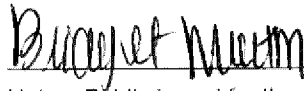
Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

COUNTY OF WILLIAMSON

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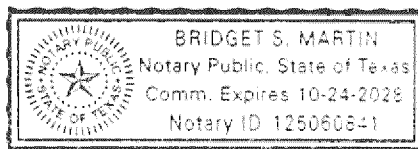
This instrument was signed before me on August 15, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025068362

Pages: 3 Fee: \$29.00

08/29/2025 11:57 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas