

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:** Oaks at Wildwood Condominium
2. **Name of the Association:** Oaks at Wildwood Condominium Association
3. **Condominium Location:** 30 Wildwood Dr., Austin, TX 78633
4. **Recording data for the Declaration:**
 1. Declaration recorded in Document no. 2008052951; Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2007009774;
 2. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2008036367;
 3. First Amendment to Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2007050737;
 4. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2011053081;
 5. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2009035481;
 6. First Amendment to Restated Declaration of Condominium for The Oaks at Wildwood Condominium recorded in Document no. 2009046575;
 7. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2009060777;
 8. First Amendment to Restated Declaration of Condominium for The Oaks at Wildwood Condominium recorded in Document no. 2009065650;
 9. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2009075632;
 10. First Amendment to Restated Declaration of Condominium for The Oaks at Wildwood Condominium recorded in Document no. 2009083340;
 11. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2010015306;
 12. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2010061651;
 13. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2010075291;

14. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2010084335;
15. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2011015038;
16. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2011032185;
17. Restated Declaration Creating and Establishing a Plan for Condominium Ownership under Chapter 82 of the Texas Property Code for Oaks at Wildwood Condominium recorded in Document no. 2011040179,

Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Oaks at Wildwood Condominium Association, 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

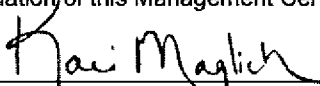
7. **Website address where all dedicatory instruments can be found:**

<https://aoww.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: Equal to 2x Monthly Assessments
Reserve Fund Contribution: Equal to 2 Months 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 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 Oaks at Wildwood Condominium Association, Duly, 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 WILLIAMSON

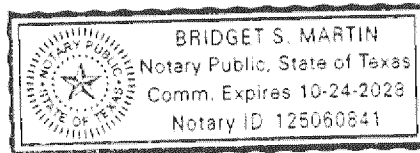
This instrument was signed before me on August 14, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025068329

Pages: 4 Fee: \$33.00

08/29/2025 11:20 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas