

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

May 01, 2025 11:55 AM Fee: \$37.00

**2025047993**

\*Electronically Recorded\*

**SECOND AMENDED AND RESTATED**

**MANAGEMENT CERTIFICATE**

**TURNER'S VILLAGE CONDOMINIUM COMMUNITY, INC.**

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 2025017365 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

The undersigned, being an officer of Turner's Village Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Turner's Village Condominiums (the "Condominium").
2. The name of the condominium association: Turner's Village Condominium Community, Inc., a Texas nonprofit corporation (the "Association").
3. The location of the Condominium: 13208 Dairywork Road, Mustang Ridge, Travis County, Texas 78610.
4. The recording data for the declaration and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The mailing address of the Association: Turner's Village Condominium Community, Inc., c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.
6. The name, mailing address, telephone number, and email address of any management company managing the Association:

Name:	Turner's Village Condominium Community, Inc. c/o Goodwin & Company
Attn.:	Emily Francis
Mailing Address:	11950 Jollyville Road Austin, Texas 78759
Telephone Number:	512.852.7999
Email Address:	Emily.Francis@goodwintx.com

7. Website to access the Association's dedicatory instruments:

[www.goodwintx.com](http://www.goodwintx.com)

8. Amount and description of fees related to property transfer in the condominium project:

The Association fees are in the following amounts:

Working Capital Fee - \$260.00

Transfer Fee - \$340.00

Resale Certificate Fee - \$375.00

Refinance Fee - \$95.00

The Association fees cover all costs that the Association incurs related to a property transfer in the condominium project.

This Certificate is effective as of the date this Certificate is recorded in the Official Public Records of Travis County, Texas.

*[SIGNATURE PAGE FOLLOWS]*

TURNER'S VILLAGE  
CONDOMINIUM COMMUNITY, INC.,  
a Texas non-profit corporation

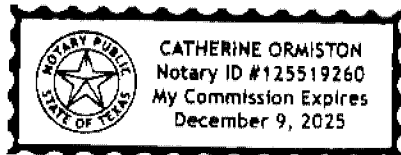
By: Hence Distel  
Printed Name: Hence Distel  
Title: President

THE STATE OF TEXAS §

COUNTY OF Texas §

This instrument was acknowledged before me on 29 day of April, 2025, by Hence Distel, President of Turner's Village Condominium Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Catherine Ormiston  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> St., Suite 900  
Austin, Texas 78701  
[rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Development Area Declaration of Condominium Regime for Turner's Village Condominiums, recorded as Document No. 2024120838, Official Public Records of Travis County, Texas.
  - a. First Amendment to Development Area Declaration of Condominium Regime for Turner's Village Condominiums, recorded as Document No. 2024140224, Official Public Records of Travis County, Texas.
2. Community Manual for Turner's Village Condominiums, recorded as Document No. 2024130299, Official Public Records of Travis County, Texas.
3. Turner's Crossing Notice of Applicability [Turner's Village Condominiums], recorded as Document No. 2024130164, Official Public Records of Travis County, Texas.
4. Turner's Village Notice of Partial Waiver and Reduction of Working Capital Assessment, recorded as Document No. 2024132453, Official Public Records of Travis County, Texas.
5. Notice of Modification to Area of Common Responsibility, recorded as Document No. 2025046450, Official Public Records of Travis County, Texas.