

## **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:

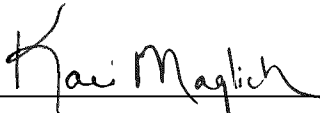
1. **Name of the Condominium/Subdivision:** Rancho Sienna Section 19 Condominiums
2. **Name of the Association:** Rancho Sienna Section 19 Condominium Community, Inc.
3. **Condominium Location:** 101 Affazia Ln, Georgetown, Austin TX 78628
4. **Recording data for the Declaration:**
  1. Development Area Declaration of Condominium Regime for Rancho Sienna Section 19 Condominiums, recorded in Document no. 2018078102;
  2. Non-Material Correction Instrument Development Area Declaration of Condominium Regime for Rancho Sienna Section 19 Condominiums, recorded in Document no. 2018081529, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** Rancho Sienna Section 19 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://www.myranchosienna.com/> 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 Assessments  
Operational Fund Contribution: Equal to 1 Monthly 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  
Lot Take Down Fee: \$120  
New Home/First Lot Closing Statement Fee: \$120  
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 Rancho Sienna Section 19  
Condominium Community, Inc., Duly, Authorized Agent  
Signed: August 28, 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 8/28/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025069561**

Pages: 3 Fee: \$29.00

09/03/2025 11:04 AM

PKINNE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas