

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 Plaza Townhomes at Avery Ranch
2. **Name of the Association:** The Plaza Townhomes at Avery Ranch Condominium Association
3. **Condominium Location:** 14812 Avery Ranch Blvd., Austin, TX 78717
4. **Recording data for the Declaration:**
 1. Subordinate Declaration of Covenants, Conditions, and Restrictions for The Plaza Townhomes at Avery Ranch recorded in Document no. 2005007604;
 2. First Amended and Restated Subordinate Declaration of Covenants, Conditions, and Restrictions for The Plaza Townhomes at Avery Ranch recorded in Document no. 2005038391;
 3. Second Amended and Restated Subordinate Declaration of Covenants, Conditions, and Restrictions for The Plaza Townhomes at Avery Ranch recorded in Document no. 2006012451, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** The Plaza Townhomes at Avery Ranch 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://aplt.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:**

Entry Fee: \$150
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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for The Plaza Townhomes at Avery
Ranch Condominium Association, Duly, Authorized Agent
Signed: August 28, 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 8/28/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Clark*
Notary Public, State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025069537

Pages: 3 Fee: \$29.00

09/03/2025 11:02 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas