



MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Avery Centre East
2. **Name of the Association:** Avery Centre East
3. **Recording data for the Subdivision:**

Avery Centre East, Phase 1, Section 1, according to the plat recorded in Document no. 2021190501, Avery Centre East, Phase 1, Section 2, according to the plat recorded in Document no. 2022139578, Avery Centre East, Phase 1, Section 3, according to the plat recorded in Document no. 2022139665, Avery Centre East, Phase 1, Section 4 & 5, according to the plat recorded in Document no. 2021190845, Official Public Records of Williamson County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents recorded in 2014101656, 2010073015, 2022051366, 2022051365, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Avery Centre East, c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

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:**

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: \$500
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
Transfer: \$275

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: 
Signed: August 29, 2023
By: Drew Sanders, Managing Agent for Avery Centre East, Duly Authorized Agent

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF WILLIAMSON

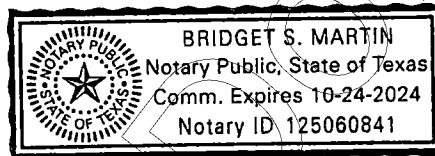
This instrument was signed before me on August 29, 2023 and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024



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Goodwin + Company
11950 Solleyville Road
Austin, TX 78759

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023073575

PMC

Fee: \$30.00

09/01/2023 12:51 PM

AFAULKNER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas