

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 Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

1. Avery Centre East, Phase 1, Section 1, according to the plat recorded in Document no. 2021190501,
2. Avery Centre East, Phase 1, Section 2, according to the plat recorded in Document no. 2022139578,
3. Avery Centre East, Phase 1, Section 3, according to the plat recorded in Document no. 2022139665,
4. 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, 2022051012, 2022082965, 2023073088, 2024014842, 2025008851, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Avery Centre East Homeowners Association, Inc., 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

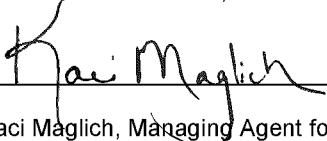
7. **Website address where all dedicatory instruments can be found:**

<https://aavce.sites.townsq.io/> or 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: \$375
Master Association Working Capital: \$125
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 Fee: \$340
Access Deactivation Fee: \$20

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 Avery Centre East Homeowners Association, Inc., Duly Authorized Agent
Signed: April 28, 2025

AFTER RECORDING RETURN TO:

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

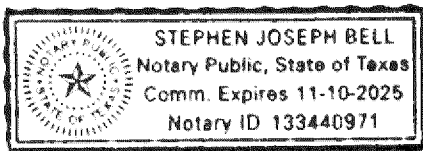
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 4/28/25, 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**

2025031550

Pages: 3 Fee: \$29.00

04/28/2025 03:00 PM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas