

## **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:** Waterstone Village Townhomes, a Condominium
2. **Name of the Association:** Waterstone Village Townhomes Community, Inc.
3. **Condominium Location:** 105 Texas Agate Drive, Austin, TX 78640
4. **Recording data for the Declaration:**
  1. Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded in Document no. 23039739;
  2. First Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded in Document no. 24004830;
  3. Second Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded in Document no. 24011295;
  4. Third Amendment to Development Area Declaration of Condominium Regime for Waterstone Village Townhomes, a Condominium, recorded in Document no. 24020860, Official Public Records of Hays County, Texas.
5. **Mailing Address of the Association:** Waterstone Village Townhomes 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@goodwintx.com**
7. **Website address where all dedicatory instruments can be found:**

<https://awsvt.sites.townsg.io/0> or [www.goodwintx.com](http://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: \$150  
Master Association Working Capital: \$100  
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 Hays 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 Waterstone Village Townhomes  
Community, Inc., Duly, Authorized Agent  
Signed: August 25, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF HAYS

This instrument was signed before me on 8/25/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

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



**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

25032207 CERTIFICATE  
08/29/2025 11:14:35 AM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

