

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 13, 2025 03:54 PM Fee: \$29.00

**2025003462**

\*Electronically Recorded\*

**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:  
Wolf Court Owners Association

1. **Name of the Subdivision:** Windermere

2. **Name of the Association:** Windermere Homeowners Association

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

See Exhibit "A"

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

Documents recorded in Volume 12837, Page 1318, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Windermere Homeowners Association, 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](mailto:Info@goodwintx.com)

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

<https://awin.sites.townsq.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:**

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

This management certificate is filed of record in Travis 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 Windermere Homeowners Association, Duly  
Authorized Agent  
Signed: January 2, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

This instrument was signed before me on 01/02/25, 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

