

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jan 13, 2025 03:53 PM Fee: \$29.00

2025003454

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:** Goodnight Commercial Master
2. **Name of the Association:** Goodnight Commercial Master Community, Inc.
3. **Recording data for the Subdivision:**

Goodnight Ranch, Phase One, Section Three, according to the plat recorded in Document no. 201700126, Goodnight Ranch, Phase One, Section Four, according to the plat recorded in Document no. 201700062, Goodnight Ranch, Phase One, Section Five, according to the plat recorded in Document no. 201700216, Goodnight Ranch, Phase One, Section Six, according to the plat recorded in Document no. 201700200, Goodnight Ranch, Phase One-B, Section Eight, according to the plat recorded in Document no. 202000004, Goodnight Ranch, Section Five, according to the plat recorded in Document no. 201900083, Goodnight Ranch, Phase Two, Section One, according to the plat recorded in Document no. 201800292, Goodnight Ranch, Phase Two East, Section One, according to the plat recorded in Document no. 202000240, Official Public Records of Travis County, Texas.

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

Documents recorded in Document nos. 2024041867, 2024015971, 2016033389, 2024007631, 2017144349, 2024015971, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Goodnight Commercial Master Community, 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

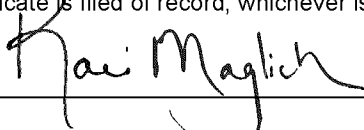
7. **Website address where all dedicatory instruments can be found:**

<https://agnc.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:**

Community Enhancement Fee: .3% of the Transfer Price of the Lot
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.



By: Kaci Maglich, Managing Agent for Goodnight Commercial Master Community,
Inc., Duly Authorized Agent
Signed: January 2, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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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

