

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 19, 2025 04:38 PM Fee: \$33.00

2025017990

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:

1. **Name of the Subdivision:** Crystal Falls

2. **Name of the Association:** Crystal Falls Home Owners Association, Inc.

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

1. GRAND MESA AT CRYSTAL FALLS II SECTION 8, Phase 2 – 201800051
2. FAIRWAYS AT CRYSTAL FALLS SEC 4 PH 2A – 201500125
3. CRYSTAL FALLS TOWN CENTER PHASE 2 – 201500119
4. LTS 83 AND 84 BLK K GRAND MESA AT CRYSTAL FALLS II SEC 7 AMO – 201500089
5. GRAND MESA AT CRYSTAL FALLS II SECTION 8 PHASE 1 – 201500082
6. LOT 45 AND LOT 46 BLOCK H GRAND MESA AT CRYSTAL FALLS II SECTION 6 AMENDED – 201400231
7. LOT 66 BLOCK K GRAND MESA AT CRYSTAL FALLS II SECTION 7 REPLAT – 201300160
8. THE FAIRWAYS AT CRYSTAL FALLS SECTION 5 AMENDED – 201300042
9. FAIRWAYS AT CRYSTAL FALLS SEC 5 – 201300005
10. CRYSTAL FALLS TOWN CENTER SECTION 1 – 201200199
11. FAIRWAYS AT CRYSTAL FALLS SECTION 3 PHASE 2- CAPROCK AT CRYSTAL FALLS PHASE 2 – 201200033
12. GRAND MESA AT CRYSTAL FALLS II SECTION 5 LOTS 1 & 2 BLOCK C AMENDED – 201200011
13. FAIRWAYS AT CRYSTAL FALLS SEC 4 PH 1 – 201100169
14. HIGHLANDS AT CRYSTAL FALLS SECTION 1 PHASE 28 – 201100059
15. FAIRWAYS AT CRYSTAL FALLS SEC 3 PH 1 AKA CAPROCK AT CRYSTAL FALLS PH 1 – 201000076
16. HIGHLANDS AT CRYSTAL FALLS SECTION 1 PH 2A – 200900144
17. GRAND MESA AT CRYSTAL FALLS II SEC 6 AMENDING LT 65 THRU 68 BLK E – 200900128
18. FAIRWAYS PHASE 1-A AT CRYSTAL FALLS II – 200900021
19. THE HIGHLANDS AT CRYSTAL FALLS SECTION I PHASE III – 200900001
20. GRAND MESA AT CRYSTAL FALLS II SEC 6 FINAL - 200B00122
21. GRAND MESA AT CRYSTAL FALLS II SECTION 5 LOTS 9 10 11 BLK F AMD – 200700159
22. GRAND MESA AT CRYSTAL FALLS II SEC 5 – 200600041
23. FAIRWAYS PH I – 200500112
24. FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II SECTION 7 – 201300054
25. AMO LT 84 BLK K LTS 83 AND 84 BLK K GRAND MESA AT CRYSTAL FALLS II SEC 7 AMD LTS 84A 84B 84C – 201900128
26. GRAND MESA AT CRYSTAL FALLS II SECTION 8 PHASE 2 – 201800051
27. FAIRWAYS AT CRYSTAL FALLS SEC 4 PH 2A – 201500125
28. LTS 83 AND 84 BLK K GRAND MESA AT CRYSTAL FALLS II SEC 7 AMD – 201500089
29. GRAND MESA AT CRYSTAL FALLS II SECTION 8 PHASE 1 – 201500082
30. LOT 45 AND LOT 46 BLOCK H GRAND MESA AT CRYSTAL FALLS II SECTION 6 AMENDED – 201400231
31. LOT 66 BLOCK K GRAND MESA AT CRYSTAL FALLS II SECTION 7 REPLAT – 201300160
32. FINAL PLAT OF GRAND MESA AT CRYSTAL FALLS II SECTION 7 – 201300054
33. THE FAIRWAYS AT CRYSTAL FALLS SECTION 5 AMENDED – 201300042
34. FAIRWAYS AT CRYSTAL FALLS SEC 5 – 201300005
35. CRYSTAL FALLS TOWN CENTER SECTION 1 – 201200199
36. FAIRWAYS AT CRYSTAL FALLS SECTION 3 PHASE 2- CAPROCK AT CRYSTAL FALLS PHASE 2 – 201200033
37. GRAND MESA AT CRYSTAL FALLS II SECTION 5 LOTS 1 & 2 BLOCK C AMENDED – 201200011
38. HIGHLANDS AT CRYSTAL FALLS SECTION 1 PHASE 28 - 201100D59
39. FAIRWAYS AT CRYSTAL FALLS SEC 3 PH 1 AKA CAPROCK AT CRYSTAL FALLS PH 1 – 201000076
40. FAIRWAYS PHASE 1-A AT CRYSTAL FALLS II – 200900021
41. MUSTANG RANCH – 429739
42. LOOKOIT RIDGE – 433144
43. CRYSTAL FALLS TOWN CENTER SECTION 1 – 201200199
44. GRAND MESA IV AT CRYSTAL FALLS 11 – 200500008
45. GRAND MESA 111-AAT CRYSTAL FALLS – 200400050
46. GRAND MESA AT CRYSTAL FALLS AMENDING LOTS 12 13 AND 14 BLOCK D – 200300153
47. GRAND MESA AT CRYSTAL FALLS LOTS 40 42 43 BLK C AMD – 200200222
48. GRAND MESA III AT CRYSTAL FALLS – 200100237
49. GRAND MESA II AT CRYSTAL FALLS – 200100236
50. GRAND MESA AT CRYSTAL FALLS – 200000019
51. RANCHO CIELO – 431304

52. LOOKOUT RIDGE – 431077
 53. RANCHO CIELO SIXTEEN-B – 431305
 54. LOOKOUT POINT – 429575
 55. LOOKOUT RIDGE – 433144
 56. LOOKOUT RIDGE – 431077
 Official Public Records of Travis County, Texas.

4. Recording data for the Declaration and Declaration amendments:

Documents recorded in Document nos. 2003101159, 2004095412, 2006100562, 2004095799, 2004230837, 2008010029, 2008019853, 2005003732, 2005007021, 2005021110, 2005050613, 2005086565, 2006080482, 2006199644, 2005091103, 2006080481, 2006199645, 2009050080, 2009114258, 2011008392, 2011017669, 2014015651, 2014015650, 2013003055, 2013003054, 2015105819, 2015056316, 2014104247, 2014169646, 2016041172, 2016005693, 2016041173, 2017104595, 2006029777, 2019093433, 2008069908, 2005035379, 2005083302, 2005077466, 2005186300, 2011008391, 2011017664, 2013004162, 2013079537, 2013126788, 2014169645, 2015051164, 2010098479, 2006096973, 2008015788, 2009000958, 2009001359, 2009167438, 2009073291, 2010058147, 2002083189, 2013004543, 2013002081, 2013002466, 2013078016, 2013158132, 2014054417, 2011188209, 2011086666, 2012206635, 2012106062, 2013050108, 2015054306, 2011154926, 2015095932, 2012094958, 2012106527, 2013041097, 2016010182, 2016017357, 2016039475, 2016022242, 2014098565, 2017034414, 2017062340, 2017094644, 2017053669, 2017094698, 2017053691, 2016158469, 2016088848, 2017161174, 2017161173, 2019026914, 2019015683, 2018034099, 2011141856, 2020069493, Official Public Records of Travis County, Texas.

5. Name and mailing address of the Association: Crystal Falls Home Owners 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

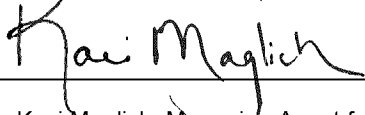
7. Website address where all dedicatory instruments can be found:

<https://acrf.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:

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 Crystal Falls Home Owners Association, Inc., Duly Authorized Agent
 Signed: February 4, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was signed before me on 2/4/25, 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

