

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 17, 2024 04:13 PM Fee: \$29.00

2024138952

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:** Lakeside at Tessera
2. **Name of the Association:** Tessera on Lake Travis Homeowners Association
3. **Recording data for the Subdivision:**

Tessera on Lake Travis Phase 1A, according to the plat recorded in the document 201400071, Tessera on Lake Travis Phase 1A Lots 1R Thru 23R Block J, according to the plat recorded in the document 201600162, Tessera on Lake Travis Phase 1A Lots 1R Thru 7R Block D, according to the plat recorded in the document 201800038, Tessera on Lake Travis Phase 3A1, according to the plat recorded in the document 201800170, Tessera on Lake Travis Phase 1B1, according to the plat recorded in the document 201800169, Tessera on Lake Travis Phase 3A3, according to the plat recorded in the document 201800327, Tessera on Lake Travis Phase 3A2, according to the plat recorded in the document 201800326, Tessera on Lake Travis Phase 3A3, according to the plat recorded in the document 201800327, Tessera on Lake Travis Phase 3B, according to the plat recorded in the document 202100164, Tessera on Lake Travis, Phase 1B, according to the plat recorded in the document 201800100, Official Public Records of Travis County, Texas.

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

Documents recorded in Document nos. 2023122839, 2019182916, 2020216137, 2019062903, 2019055624, 2018142238, 2018093283, 2014052125, 2015071885, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Tessera on Lake Travis 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

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

<https://atlt.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: \$500
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 Fees: \$340
Access Deactivation Fee: \$20

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 Tessera on Lake Travis Homeowners Association, Duly Authorized Agent
Signed: December 12, 2024

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

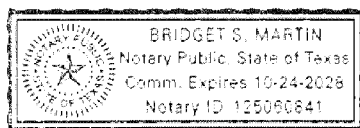
This instrument was signed before me on December 12, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



Package Summary Recording Report

Report generated: Wed, 18 Dec 2024 06:24 PM CST

Package: ATLT-Lakeside at Tessera-ManagementCertificate - 6EB06FE8-E739-9F6C-2E93-8B1C7728BCBF

Status: Recorded

Submitter: Goodwin Management, Inc. (TXTK8M)

Recipient: Travis County, TX

Documents

Document Name	Document Type	# of Pages	Status	Recording Number	Recording Date	Fees
ATLT-Lakeside at Tessera-ManagementCertificate	CERTIFICATE	2	Recorded	E 2024138952	Tue 12/17/2024 04:13 PM CST	29.00

Fees

Fee Type	Payment Account Name	Fee Amount
Recording Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	29.00
Submission Fees	Goodwin&Co-Texas Capital Bank (ACH *****7095)	4.25
Sales Taxes	Goodwin&Co-Texas Capital Bank (ACH *****7095)	0.28
Total Fees:		33.53

Questions Contact:

Simplifile Support 800.460.5657, option 3
5072 North 300 West
Provo, UT 84604