

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Jul 29, 2020 04:44 PM Fee: \$30.00

2020132114

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:** Bluff Street Villas
2. **Name of the Association:** Bluff Street Villa Homeowners Association, Inc.
3. **Recording data for the Subdivision:**
 1. Before finalizing the purchase of any lot/unit in the subdivision/Condominium Regime, please be aware that you are, as a matter of law, on notice of all the contents of the above declaration and the association's bylaws and rules. Such documents are binding upon all lot/unit owners.
 2. The rules (covenants and restrictions) contain limitations regarding the use of the lot/unit and the common areas by owners, tenants, and their family and guests.
 3. It is recommended that you obtain copies of all foregoing instruments and read them prior to making the final commitment to purchase a lot/unit at the Subdivision/Condominium Regime, referred to above.
 4. At the time of purchase, a lot/unit may be subject to a lien for assessments and other sums previously unpaid by the prior owner(s), including attorney's fees, interest and other charges. You are advised to obtain a "resale certificate" from the association management which will verify whether there are any unpaid amounts. The cost of the resale certificate is \$250.00.
 5. The Association has authorized the managing agent to charge a transfer fee of \$175.00 for the sale of any lot/unit payable to the buyer at closing. All closing officers are asked to contact the managing agent to obtain further material to be presented to buyer at closing.
 6. The Association has authorized the Management Company, to charge a fee of \$50.00 for preparation of a statement of account for a refinance.
 7. The Association has authorized the Management Company to charge a fee for preparation of a condominium questionnaire.
4. **Recording data for the Declaration:**

Declaration: Doc 2005134635
Amended Declaration: Doc 2006088532
5. **Mailing Address of the Association:** c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
6. **Designated Representative:** Matt Gibson, PO Box 203310, Austin, TX 78720-3310 (512)502-7500

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: Max Maher, Duly Authorized Agent
Signed: May 27, 2020

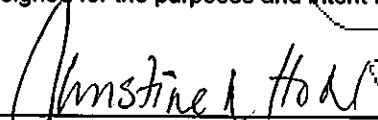
AFTER RECORDING RETURN TO:

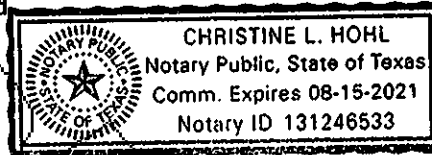
Goodwin Management, Inc.
PO Box 203310
Austin, TX 78720-3310

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was signed before me on May 27th, 20, and it was acknowledged that this instrument was signed for the purposes and intent herein expressed.


Notary Public in and for the State of Texas
Notary Printed Name: Christine Hohl



My Commission Expires: August 15, 2021