

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 19, 2025 04:38 PM Fee: \$29.00

2025017992

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:** Park at Blackhawk and Lakeside
2. **Name of the Association:** Park at Blackhawk and Lakeside Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Park at Blackhawk Section 2, according to the plat recorded in document 200200095, Park at Blackhawk Section 1, according to the plat recorded in document 200200109, Park at Blackhawk Section 3, according to the plat recorded in document 200200108, Park at Blackhawk Section 4, according to the plat recorded in document 200300215, Park at Blackhawk Section 5, according to the plat recorded in document 200300210, Park at Blackhawk II Phase 1, according to the plat recorded in document 200400213, Park at Blackhawk Section 6, according to the plat recorded in document 200600373, Park at Blackhawk VI Section 1, according to the plat recorded in document 200700176, Park at Blackhawk II Phase 2A, according to the plat recorded in document 200700253, Park at Blackhawk II Phase 2B, according to the plat recorded in document 200800048, Park at Blackhawk II Phase 3A, according to the plat recorded in document 201200144, Park at Blackhawk II Phase 3B, according to the plat recorded in document 201300073, Park at Blackhawk III Phase 1, according to the plat recorded in document 201400284, Park at Blackhawk VII Phase 1A, according to the plat recorded in document 201400285, Park at Blackhawk VII Phase 1B, according to the plat recorded in document 201500023, Park at Blackhawk IV Phase 6A, according to the plat recorded in document 201500072, Park at Blackhawk IV Phase 6B, according to the plat recorded in document 201500236, Park at Blackhawk III Phase 2, according to the plat recorded in document 201600132, Park at Blackhawk VI Phase 2, according to the plat recorded in document 201600136, Park at Blackhawk VI Section 5, according to the plat recorded in document 201600137, Park at Blackhawk IV Phase 7B, according to the plat recorded in document 201600182, Park at Blackhawk VII Section 2, according to the plat recorded in document 201600184, Park at Blackhawk IV Phase 5A, according to the plat recorded in document 201800057, Park at Blackhawk IV Phase 7A, according to the plat recorded in document 201800056, Park at Blackhawk VI Section 3, according to the plat recorded in document 201800131, Park at Blackhawk VII Section 3, according to the plat recorded in document 201800156, Park at Blackhawk IV Phase 4A, according to the plat recorded in document 201800199, Park at Blackhawk IV Phase 5B, according to the plat recorded in document 201900110, Park at Blackhawk IV Phase 1, according to the plat recorded in document 201900196, Park at Blackhawk IV Phase 2, according to the plat recorded in document 202000078, Park at Blackhawk IV Phase 3, according to the plat recorded in document 202000077, Park at Blackhawk IV Phase 4B, according to the plat recorded in document 202000149, Park at Blackhawk IV Phase 4, according to the plat recorded in document 202000232, Lakeside at Blackhawk II, Phase 1B, according to the plat recorded in the document 201700006, Lakeside at Blackhawk I, Phase 2A, according to the plat recorded in the document 201500016, Lakeside at Blackhawk II, Phase 2B, according to the plat recorded in the document 201800301, Lakeside at Blackhawk II, Phase 3A, according to the plat recorded in the document 201200144, Lakeside at Blackhawk III, Section 1, according to the plat recorded in the document 201400084, Lakeside at Blackhawk III, Phase 1, according to the plat recorded in the document 201500177, Lakeside at Blackhawk III, Phase 2, according to the plat recorded in the document 201900046, Lakeside at Blackhawk III, Phase 3, according to the plat recorded in the document 201800261, Lakeside at Blackhawk III, Phase 4, according to the plat recorded in the document 2022000203, Lakeside at Blackhawk III, Section 2, according to the plat recorded in the document 201600132, Lakeside at Blackhawk IV, Phase 1, according to the plat recorded in the document 201900196, Lakeside at Blackhawk IV, Phase 3, according to the plat recorded in the document 202000078, Lakeside at Blackhawk IV, Phase 3, according to the plat recorded in the document 202000077, Lakeside at Blackhawk IV, Phase 4A, according to the plat recorded in the document 201800199, Lakeside at Blackhawk IV, Phase 4B, according to the plat recorded in the document 202000149, Lakeside at Blackhawk IV, Phase 5A, according to the plat recorded in the document 2018800057, Lakeside at Blackhawk IV, Phase 5B, according to the plat recorded in the document 201900110, Lakeside at Blackhawk IV, Phase 6A, according to the plat recorded in the document 201500072, Lakeside at Blackhawk IV, Phase 6B, according to the plat recorded in the document 201500236, Lakeside at Blackhawk IV, Phase 7A, according to the plat recorded in the document 201800056, Lakeside at Blackhawk IV, Phase 7B, according to the plat recorded in the document 201600182, Lakeside at Blackhawk VI, Section 2, according to the plat recorded in the document 2016100136, Lakeside at Blackhawk VI, Section 3, according to the plat recorded in the document 201800131, Lakeside at Blackhawk VI, Section 4, according to the plat recorded in the document 202000232, Lakeside at Blackhawk VI, Section 5, according to the plat recorded in the document 201600137, Lakeside at Blackhawk VII, Section 1A, according to the plat recorded in the document 201400285, Lakeside at Blackhawk VII, Section 1B, according to the plat recorded in the document 201500023, Lakeside at Blackhawk VII, Section 2, according to the plat recorded in the document 201600184, Lakeside at Blackhawk VII, Section 3, according to the plat recorded in the document 201800156, Official Public Records of Travis County, Texas.

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

Documents 2002010202, 2002132073, 2003252884, 2004062669, 2004106272, 2004106271, 2005201916, 2005201915, 2006041332, 2007122316, 2009137907, 2010138937, 2012147857, 2015150097, 2015028810, 2015066991, 2016115443, 2016119013, 2017105162, 2019016741, 2019049747, 2021111345, 202147857, 2005201916, 2005201915, 2004106272, 2004106271, 2003252884, 2009137907, 2007147291, 2007127020, 2012081425, Official Public Records of Travis County, Texas.

5. Name and mailing address of the Association: Park at Blackhawk and Lakeside Homeowners 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://apbh.sites.townsg.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:

Initial Assessment: \$386.53
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 Park at Blackhawk and Lakeside Homeowners 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

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: *Melanie Beth Clark*
Notary Public, State of Texas

