

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jun 05, 2025 08:39 AM Fee: \$41.00

**2025062392**

\*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:**
  1. Park at Blackhawk Section 1, according to the plat recorded in Document no. 200200109,
  2. Park at Blackhawk Section 2, according to the plat recorded in in Document no. 200200095,
  3. Park at Blackhawk Section 3, according to the plat recorded in in Document no. 200200108,
  4. Park at Blackhawk Section 4, according to the plat recorded in in Document no. 200300215,
  5. Park at Blackhawk Section 5, according to the plat recorded in in Document no. 200300210,
  6. Park at Blackhawk Section 6, according to the plat recorded in Document no. 200600373,
  7. Park at Blackhawk II Phase 1, according to the plat recorded in Document no. 200400213,
  8. Park at Blackhawk VI Section 1, according to the plat recorded in Document no. 200700176,
  9. Park at Blackhawk II Phase 2A, according to the plat recorded in Document no. 200700253,
  10. Park at Blackhawk II Phase 2B, according to the plat recorded in Document no. 200800048,
  11. Park at Blackhawk II Phase 3A, according to the plat recorded in Document no. 201200144,
  12. Park at Blackhawk II Phase 3B, according to the plat recorded in Document no. 201300073,
  13. Park at Blackhawk III Phase 1, according to the plat recorded in Document no. 201400284,
  14. Park at Blackhawk VII Phase 1A, according to the plat recorded in Document no. 201400285,
  15. Park at Blackhawk VII Phase 1B, according to the plat recorded in Document no. 201500023,
  16. Park at Blackhawk IV Phase 6A, according to the plat recorded in Document no. 201500072,
  17. Park at Blackhawk IV Phase 6B, according to the plat recorded in Document no. 201500236,
  18. Park at Blackhawk III Phase 2, according to the plat recorded in Document no. 201600132,
  19. Park at Blackhawk VI Phase 2, according to the plat recorded in Document no. 201600136,
  20. Park at Blackhawk VI Section 5, according to the plat recorded in Document no. 201600137,
  21. Park at Blackhawk IV Phase 7B, according to the plat recorded in Document no. 201600182,
  22. Park at Blackhawk VII Section 2, according to the plat recorded in Document no. 201600184,
  23. Park at Blackhawk IV Phase 5A, according to the plat recorded in Document no. 201800057,
  24. Park at Blackhawk IV Phase 7A, according to the plat recorded in Document no. 201800056,
  25. Park at Blackhawk VI Section 3, according to the plat recorded in Document no. 201800131,
  26. Park at Blackhawk VII Section 3, according to the plat recorded in Document no. 201800156,
  27. Park at Blackhawk IV Phase 4A, according to the plat recorded in Document no. 201800199,
  28. Park at Blackhawk IV Phase 5B, according to the plat recorded in Document no. 201900110,
  29. Park at Blackhawk IV Phase 1, according to the plat recorded in Document no. 201900196,
  30. Park at Blackhawk IV Phase 2, according to the plat recorded in Document no. 202000078,
  31. Park at Blackhawk IV Phase 3, according to the plat recorded in Document no. 202000077,
  32. Park at Blackhawk IV Phase 4B, according to the plat recorded in Document no. 202000149,
  33. Park at Blackhawk IV Phase 4, according to the plat recorded in Document no. 202000232,

34. Lakeside at Blackhawk II, Phase 1B, according to the plat recorded in Document no. 201700006,
35. Lakeside at Blackhawk I, Phase 2A, according to the plat recorded in Document no. 201500016,
36. Lakeside at Blackhawk II, Phase 2B, according to the plat recorded in Document no. 201800301,
37. Lakeside at Blackhawk II, Phase 3A, according to the plat recorded in Document no. 201200144,
38. Lakeside at Blackhawk III, Section 1, according to the plat recorded in Document no. 201400084,
39. Lakeside at Blackhawk III, Phase 1, according to the plat recorded in Document no. 201500177,
40. Lakeside at Blackhawk III, Phase 2, according to the plat recorded in Document no. 201900046,
41. Lakeside at Blackhawk III, Phase 3, according to the plat recorded in Document no. 201800261,
42. Lakeside at Blackhawk III, Phase 4, according to the plat recorded in Document no. 2022000203,
43. Lakeside at Blackhawk III, Section 2, according to the plat recorded in Document no. 201600132,
44. Lakeside at Blackhawk IV, Phase 1, according to the plat recorded in Document no. 201900196,
45. Lakeside at Blackhawk IV, Phase 3, according to the plat recorded in Document no. 202000078,
46. Lakeside at Blackhawk IV, Phase 3, according to the plat recorded in Document no. 202000077,
47. Lakeside at Blackhawk IV, Phase 4A, according to the plat recorded in Document no. 201800199,
48. Lakeside at Blackhawk IV, Phase 4B, according to the plat recorded in Document no. 202000149,
49. Lakeside at Blackhawk IV , Phase 5A, according to the plat recorded in Document no. 2018800057,
50. Lakeside at Blackhawk IV, Phase 5B, according to the plat recorded in Document no. 201900110,
51. Lakeside at Blackhawk IV, Phase 6A, according to the plat recorded in Document no. 201500072,
52. Lakeside at Blackhawk IV, Phase 6B, according to the plat recorded in Document no. 201500236,
53. Lakeside at Blackhawk IV , Phase 7A, according to the plat recorded in Document no. 201800056,
54. Lakeside at Blackhawk IV, Phase 7B, according to the plat recorded in Document no. 201600182,
55. Lakeside at Blackhawk VI, Section 2, according to the plat recorded in Document no. 2016100136,
56. Lakeside at Blackhawk VI, Section 3, according to the plat recorded in Document no. 201800131,
57. Lakeside at Blackhawk VI, Section 4, according to the plat recorded in Document no. 202000232,
58. Lakeside at Blackhawk VI, Section 5, according to the plat recorded in Document no. 201600137,
59. Lakeside at Blackhawk VII, Section 1A, according to the plat recorded in Document no. 201400285,
60. Lakeside at Blackhawk VII, Section 1B, according to the plat recorded in Document no. 201500023,
61. Lakeside at Blackhawk VII, Section 2, according to the plat recorded in Document no. 201600184,
62. Lakeside at Blackhawk VII, Section 3, according to the plat recorded in Document no. 201800156,
63. The Grove at Blackhawk Section 3, according to the plat recorded in Document no. 202500043,
64. The Grove at Blackhawk Section 4, according to the plat recorded in Document no. 202500044

Official Public Records of Travis County, Texas.

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

1. Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2002010202, Official Public Records of Travis County, Texas.
2. First Amendment of Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2002132073, Official Public Records of Travis County, Texas.
3. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2003252884, Official Public Records of Travis County, Texas.
4. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2004062669, Official Public Records of Travis County, Texas.

5. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2004106272, Official Public Records of Travis County, Texas.
6. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2004106271, Official Public Records of Travis County, Texas.
7. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005201916, Official Public Records of Travis County, Texas.
8. Supplemental Declaration to The Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005201915, Official Public Records of Travis County, Texas.
9. Amendment to Park at Blackhawk and Lakeside Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2006041332, Official Public Records of Travis County, Texas.
10. Amendment to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2009137907, Official Public Records of Travis County, Texas.
11. Amendment to Master Declaration of Covenants, Conditions and Restrictions Park at Blackhawk and Lakeside at Blackhawk, recorded in Document no. 2012147857, Official Public Records of Travis County, Texas.
12. Abstract of Judgement, recorded in Document no. 2015150097, Official Public Records of Travis County, Texas.
13. Amendment to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2015028810, Official Public Records of Travis County, Texas.
14. Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2015066991, Official Public Records of Travis County, Texas.
15. Declaration Regarding the Plat of The Park at Blackhawk III, Section 2, recorded in Document no. 2016115443, Official Public Records of Travis County, Texas.
16. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions (The Park at Blackhawk IV Phase 5), recorded in Document no. 2016119013, Official Public Records of Travis County, Texas.
17. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions (The Park at Blackhawk VI Phase 3), recorded in Document no. 2017105162, Official Public Records of Travis County, Texas.
18. Supplemental Declaration and Declaration of Condominium Regime for Trails at Blackhawk Condominiums, recorded in Document no. 2019016741, Official Public Records of Travis County, Texas.
19. License Agreement, recorded in Document no. 2009199916, Official Public Records of Travis County, Texas.
20. First Amendment to License Agreement, recorded in Document no. 2010138937, Official Public Records of Travis County, Texas.
21. Second Amendment to License Agreement, recorded in Document no. 2019049747, Official Public Records of Travis County, Texas.
22. Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, Notice of Designation of Lots for Voting Purpose, recorded in Document no. 2021111345, Official Public Records of Travis County, Texas.
23. Amendment to Master Declaration of Covenants, Conditions and Restrictions Park at Blackhawk and Lakeside at Blackhawk recorded in Document no. 2012147857, Official Public Records of Travis County, Texas.
24. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005201916, Official Public Records of Travis County, Texas.
25. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2005201915, Official Public Records of Travis County, Texas.

26. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2004106272, Official Public Records of Travis County, Texas.
27. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2004106271, Official Public Records of Travis County, Texas.
28. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2003252884, Official Public Records of Travis County, Texas.
29. Amendment to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2009137907, Official Public Records of Travis County, Texas.
30. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2007147291, Official Public Records of Travis County, Texas.
31. Supplemental Declaration to Park at Blackhawk and Lakeside at Blackhawk Master Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 2007127020, Official Public Records of Travis County, Texas.
32. Amendment to Master Declaration of Covenants, Conditions and Restrictions Park at Blackhawk and Lakeside at Blackhawk, recorded in Document no. 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](mailto:Info@goodwintx.com)

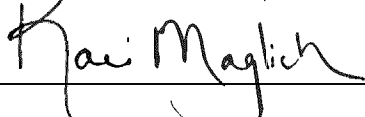
**7. Website address where all dedicatory instruments can be found:**

<https://apbh.sites.townsq.io/> or [www.goodwintx.com](http://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.



By: Kaci Maglich, Managing Agent for Park at Blackhawk and Lakeside Homeowners Association, Inc., Duly Authorized Agent  
 Signed: June 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 6/4/2025, 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

