

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:** Cedar Park Town Center
2. **Name of the Association:** Cedar Park Town Center Residential Owners Association, Inc.
3. **Recording data for the Subdivision:**

Cedar Park Town Center Section 1, according to the plat recorded in document 2003066921, Cedar Park Town Center Section 2, according to the plat recorded in document 2004005178, Cedar Park Town Center Section 3, according to the plat recorded in document 2004071460, Cedar Park Town Center Section II-A, according to the plat recorded in document 2004078535, Cedar Park Town Center Section II-B, according to the plat recorded in document 2004078536, Cedar Park Town Center Section II-C, according to the plat recorded in document 2004094997, Cedar Park Town Center Section II-D, according to the plat recorded in document 2005098002, Cedar Park Town Center Section II-E, according to the plat recorded in document 2005098003, Cedar Park Town Center Section 4, according to the plat recorded in document 2006102095, Cedar Park Town Center Section 5, according to the plat recorded in document 2007046875, Cedar Park Town Center Section 7, according to the plat recorded in document 2008017884, Cedar Park Town Center Section 6, according to the plat recorded in document 2008019016, Cedar Park Town Center Section 8, according to the plat recorded in document 2010013161, Cedar Park Town Center Section 9, according to the plat recorded in document 2010088143, Cedar Park Town Center Section 10, according to the plat recorded in document 2012043069, Cedar Park Town Center Phase II, according to the plat recorded in document 2013022149, Cedar Park Town Center Section 11, according to the plat recorded in document 2013108597, Cedar Park Town Center Section 12, according to the plat recorded in document 2013108659, Cedar Park Town Center Phase II amended, according to the plat recorded in document 2014028727, Cedar Park Town Center Live/Work Subdivision, according to the plat recorded in document 2015047813, Cedar Park Town Center Phase II replat, according to the plat recorded in document 2017112831, Official Public Records, Williamson County, Texas.

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

Documents recorded in Document nos. 2014085123, 2014074634, 2013020742, 2012092989, 2006001163, 2004091014, 2004063062, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Cedar Park Town Center Residential 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://acpt.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: \$300
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
Deactivation Fee: \$20

This management certificate is filed of record in Williamson 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 Cedar Park Town Center Residential Owners Association, Inc., Duly Authorized Agent
Signed: October 9, 2024

AFTER RECORDING RETURN TO:

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

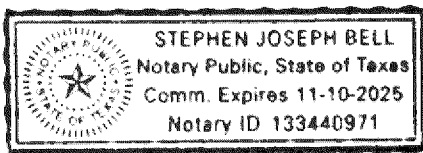
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 10/9/24, 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



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2024082541

Pages: 3 Fee: \$29.00

10/17/2024 10:34 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas