

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2025 03:23 PM Fee: \$29.00

2025094854

Electronically Recorded

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Condominium/Subdivision:** Cypress Cove Treehouses
2. **Name of the Association:** The Reserve at Lake Travis Cypress Cove Treehouses Condominium Community, Inc.
3. **Condominium Location:** Escape Blvd, Spicewood, TX 78669
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for The Reserve at Lake Travis Cypress Cove Treehouses recorded in Document no. 2019059276, Official Public Records of Travis County, Texas.
 2. First Amendment to Declaration of Condominium Regime for The Reserve at Lake Travis Cypress Cove Treehouses recorded in Document no. 2020242995, Official Public Records of Travis County, Texas.
 3. Second Amendment to Declaration of Condominium Regime for The Reserve at Lake Travis Cypress Cove Treehouses recorded in Document no. 2023015784, Official Public Records of Travis County, Texas.
 4. Third Amendment to Declaration of Condominium Regime for The Reserve at Lake Travis Cypress Cove Treehouses recorded in Document no. 2023088350, Official Public Records of Travis County, Texas.
 5. Adoption of Working Capital Assessment, recorded in Document no. 2019063468, Official Public Records of Travis County, Texas.
 6. Second Amended and Restated Adoption of Working Capital Assessment, recorded in Document no. 2023077749, Official Public Records of Travis County, Texas.
 7. Third Amended and Restated Adoption of Working Capital Assessment, recorded in Document no. 2024070580, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** The Reserve at Lake Travis Cypress Cove Treehouses Condominium Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310
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://accth.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: Equal to 30% Gross Sales Price

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

Refinance Fee: \$120

Statement of Account: \$120

Rush Covenant Compliance Inspection Fee: \$300

Transfer Fees: \$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 The Reserve at Lake Travis
Cypress Cove Treehouses Condominium Community, Inc., Duly,
Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:**Goodwin & Company****PO Box 203310****Austin, TX 78720-3310**

STATE OF TEXAS

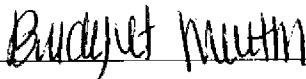
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COUNTY OF TRAVIS

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This instrument was signed before me on August 15, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: **Bridget Martin****My Commission Expires: 10/24/2028**