

## **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:** Alsatian Oaks

2. **Name of the Association:** Alsatian Oaks Master Community Association, Inc.

3. **Recording data for the Subdivision:**

Alsatian Oaks, Unit 1, according to the plat recorded in Document no. 2023000072, Official Public Records of Medina County, Texas.

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

Documents recorded in 2022011141, 2022011135, Official Public Records of Medina County, Texas.

5. **Name and mailing address of the Association:** Alsatian Oaks Master Community 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)

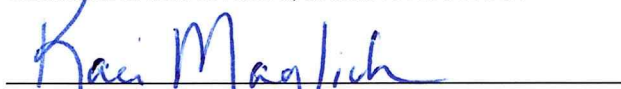
7. **Website address where all dedicatory instruments can be found:**

<https://samc.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:**

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: \$275

This management certificate is filed of record in Medina 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 Alsatian Oaks Master Community Association, Inc., Duly Authorized Agent  
Signed: April 9, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF MEDINA

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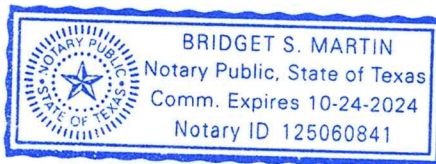
This instrument was signed before me on April 9, 2024, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

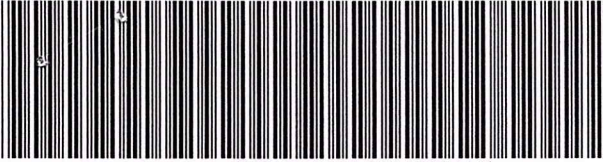
Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2024





\*VG-25-2024-2024003414\*

Medina County  
Gina Champion  
Medina County Clerk

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Instrument Number: 2024003414

Real Property Recordings

Recorded On: April 22, 2024 10:07 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024003414  
Receipt Number: 20240422000007  
Recorded Date/Time: April 22, 2024 10:07 AM  
User: Jaylen P  
Station: cccash2

**Record and Return To:**

Goodwin & Company  
P.O Box 203310  
  
AUSTIN TX 78720



STATE OF TEXAS  
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX



## Medina County Clerk

Gina Champion  
1300 Avenue M Room 163  
Hondo, TX 78861

**Main:** (830)741-6040 **Fax:** (830)741-6015

**Receipt:** 20240422000007  
**Date:** 04/22/2024  
**Time:** 10:07AM  
**By:** Jaylen P  
**Station:** cccash2  
**Status:** ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	CTF	2024003414	3	\$29.00		

### Fund Distributions

032-3453	Records Management	\$10.00
033-3453	Records Archive Fee	\$10.00
012-3453	Recording Fees/County Clerk	\$9.00

**Order Total** (1) \$29.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	25103		\$29.00
<b>Total Payments</b> (1)				\$29.00
<b>Change Due</b>				\$0.00

Goodwin & Company

For more information about the County Clerk's office and to search property records online, please visit <https://www.medinacountytexas.org>