

## **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:** Saddlecreek Condominiums
2. **Name of the Association:** Saddlecreek Condominium Community, Inc.
3. **Condominium Location:** 8920 Daisy Cutter, Georgetown, Austin TX 78626
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2020029372;
  2. First Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2020039261;
  3. Second Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2020159690;
  4. Third Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2020159691;
  5. Fourth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021009533;
  6. Fifth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021022229;
  7. Sixth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021034004;
  8. Seventh Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021050904;
  9. Eighth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021063381;
  10. Ninth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021070684;
  11. Tenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021088136;
  12. Eleventh Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021123923;
  13. Twelfth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021154759;
  14. Thirteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2021169044;

15. Fourteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022001262;
16. Fifteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022017649;
17. Sixteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022020182;
18. Amended and Restated Fifteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022020183;
19. Seventeenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022032394;
20. Eighteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022032393;
21. Nineteenth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022046757;
22. Twentieth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022061291;
23. Twenty-First Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022081565;
24. Twenty-Second Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022082129;
25. Twenty-Third Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022120246;
26. Twenty-Fourth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022126443;
27. Twenty-Fifth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2022138744;
28. Twenty-Sixth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023004702;
29. Twenty-Seventh Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023013689;
30. Twenty-Eighth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023021840;
31. Twenty-Ninth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023029159;
32. Thirtieth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023047488;
33. Thirty-First Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023053042;

34. Thirty-Second Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023077875;
35. Thirty-Third Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023086748;
36. Thirty-Fourth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2023100921;
37. Thirty-Fifth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2024012366;
38. Thirty-Sixth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2024015455;
39. Thirty-Seventh Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2024037319;
40. Thirty-Eighth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2024076849;
41. Thirty-Ninth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2024091556;
42. Fortieth Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2025019858;
43. Forty-First Amendment to Declaration of Condominium Regime for Saddlecreek Condominiums, recorded as Document No. 2025082461,

Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Saddlecreek 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@goodwin-co.com](mailto:Info@goodwin-co.com)

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

<https://asac.sites.townsq.io/> or <https://www.goodwin-co.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 2 Months Assessments  
 Reserve Fund Contribution: 1 Month Assessment  
 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  
 Transfer Fees: \$340

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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for Saddlecreek Condominium  
 Community, Inc., Duly Authorized Agent  
 Signed: October 28, 2025

**AFTER RECORDING RETURN TO:**

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

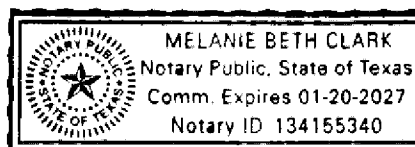
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 10/28/2025, 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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025086599**

Pages: 5 Fee: \$37.00

10/31/2025 03:51 PM

CCASTILLO



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas