

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Nov 25, 2024 03:10 PM Fee: \$29.00

**MANAGEMENT CERTIFICATE**

**2024130454**

\*Electronically Recorded\*

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:** Villa Montana
2. **Name of the Association:** Villa Montana Homeowners Association, Inc.
3. **Recording data for the Subdivision:**

Comanche Canyon Ranch Section One, according to the plat recorded in Document no. 200500185, Official Public Records of Travis County, Texas.

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

Documents recorded in 2005136906, 2005162732, 2005157699, 2007075650, 2008200357, 2009073786, 2010021155, 2010044552, 2011191969, 2017168795, 2021026141, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Villa Montana 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://avmon.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 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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for Villa Montana Homeowners Association, Inc., Duly Authorized Agent  
Signed: November 19, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on November 19, 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: 10/24/2028

