

**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:** Hummingbird Condominiums

2. **Name of the Association:** Hummingbird Condominium Community, Inc.

3. **Condominium Location:** 314 W. Stassney Lane, Austin, TX 78745

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

Declaration of Condominium Regime for Hummingbird Condominiums recorded in Document no.
2025030239, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** Hummingbird 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

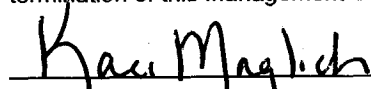
7. **Website address where all dedicatory instruments can be found:**

<https://ahcc.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 2 Months Assessments
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
Lot Take Down Fee: \$120
New Home/First Lot Closing Statement Fee: \$120
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: Kadi Maglich, Managing Agent for Hummingbird Condominium
Community, Inc., Duly, Authorized Agent
Signed: August 20, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

COUNTY OF TRAVIS

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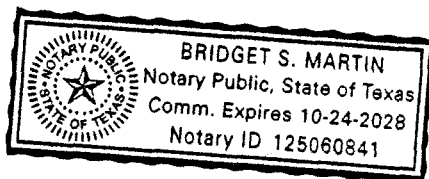
This instrument was signed before me on August 20, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

2025139113

Dec 12, 2025 01:43 PM

Fee: \$29.00

WILLIAMS J