

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:** Cottages at Parmer Ranch Condominiums
2. **Name of the Association:** Cottages at Parmer Ranch Condominium Community, Inc.
3. **Condominium Location:** 1205 Havenwood Ln., Austin, TX 78633
4. **Recording data for the Declaration:**
 1. Development Area Declaration of Condominium Regime for Cottages at Parmer Ranch Condominiums recorded in Document no. 2022069328;
 2. Notice of Applicability (Residential) (Cottages at Parmer Ranch Condominiums) recorded in Document no. 2020011051, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** Cottages at Parmer Ranch 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://acpr.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: \$375
Operational Fund Contribution: \$170
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 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 Cottages at Parmer Ranch
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 WILLIAMSON

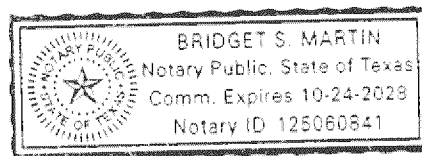
This instrument was signed before me on August 15, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025068339

Pages: 3 Fee: \$29.00

08/29/2025 11:28 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas