

## **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:** 901 Cypress Creek Office Condominiums
2. **Name of the Association:** 901 Cypress Creek Owner's Association, Inc.
3. **Condominium Location:** 901 Cypress Creek, Cedar Park, TX 78613
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for 901 Cypress Creek Office Condominiums recorded in Document no. 2006048164;
  2. First Amendment to Declaration of Condominium Regime for 901 Cypress Creek Office Condominiums recorded in Document no. 2006057216;
  3. Second Amendment to Declaration of Condominium Regime for 901 Cypress Creek Office Condominiums recorded in Document no. 2006083705;
  4. Third Amendment to Declaration of Condominium Regime for 901 Cypress Creek Office Condominiums recorded in Document no. 2006092852, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** 901 Cypress Creek Owner's Association, 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://acyp.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  
Refinance Fee: \$120  
Statement of Account: \$120  
Rush Covenant Compliance Inspection Fee: \$300  
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 901 Cypress Creek Owner's  
Association, Inc., Duly, Authorized Agent  
Signed: August 25, 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 8/25/25, 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**

**2025068363**

Pages: 3 Fee: \$29.00

08/29/2025 11:58 AM

KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas