

## **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:** Crystal Falls Commercial Condominiums
2. **Name of the Association:** Crystal Falls Commercial Condominiums Property Owners, Inc.
3. **Condominium Location:** 7696 183A Toll Rd, Leander, TX 78641
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for Crystal Falls Commercial Condominiums recorded in Document no. 2019009586;
  2. First Amendment to Declaration of Condominium Regime for Crystal Falls Commercial Condominiums recorded in Document no. 2019018551;
  3. Second Amendment to Declaration of Condominium Regime for Crystal Falls Commercial Condominiums recorded in Document no. 2019027634, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** Crystal Falls Commercial Condominiums Property Owners, 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](mailto:Info@goodwintx.com)

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

<https://acfcc.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 Crystal Falls Commercial  
Condominiums Property Owners, 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

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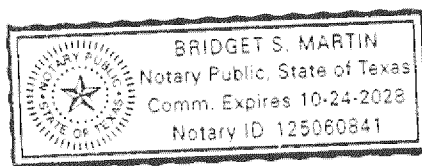
This instrument was signed before me on August 15, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*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**

**2025068328**

Pages: 3 Fee: \$29.00

08/29/2025 11:20 AM

KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas