



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

Aug 29, 2025 12:46 PM Fee: \$29.00

**2025096418**

\*Electronically Recorded\*

**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:** The Master Anderson Mill Condominium
2. **Name of the Association:** The Master Anderson Mill Condominium Association, Inc.
3. **Condominium Location:** 12112 Anderson Mill Rd, Austin, TX 78726
4. **Recording data for the Declaration:**
  1. Declaration of Condominium Regime for The Master Anderson Mill Condominiums, a Commercial Condominium in Travis and Williamson Counties, recorded in Document no. 2017146219, Official Public Records of Travis County, Texas and Document no. 2017084434, Official Public Records of Williamson County, Texas;
  2. First Amendment to Declaration of Condominium Regime for The Master Anderson Mill Condominiums, a Commercial Condominium in Travis and Williamson Counties, recorded in Document no. 2019111004, Official Public Records of Travis County, Texas;
  3. First Amendment to Declaration of Condominium Regime for The Master Anderson Mill Condominiums, a Commercial Condominium in Travis and Williamson Counties, recorded in Document no. 2019067748, Official Public Records of Williamson County, Texas.
5. **Mailing Address of the Association:** The Master Anderson Mill Condominium 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://aamm.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:**

Reserve Fund Contribution: 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  
Transfer Fees: \$340

This management certificate is filed of record in Travis & Williamson Counties, 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 The Master Anderson Mill  
Condominium Association, 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 TRAVIS & 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

