

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 22, 2025 03:45 PM Fee: \$29.00

**2025006887**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:  
Wolf Court Owners Association

1. **Name of the Subdivision:** Somerset at Westview

2. **Name of the Association:** Somerset at Westview Homeowners Association, Inc.

3. **Recording data for the Subdivision:**

Westview on Lake Austin Phase "B" P.U.D. Section 1, according to the map or plat thereof, recorded in Cabinet 87, Page 152C, Plat Records, Travis county, Texas and Westview on Lake Austin Phase "B" P.U.D., According to the map or plat thereof, recorded in Volume 99, Page 98 Plat records, Travis County, Texas and Westview on Lake Austin Phase "B" P.U.D. Amended, according to the map or plat thereof, recorded in Volume 101, page 212, Plat Records, Travis County, Texas.

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

Documents recorded in 5851156, 5795555, 5724529, Official Public Records of Travis County, Texas.

5. **Name and mailing address of the Association:** Somerset at Westview Homeowners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

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://asom.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  
Transfer Fee: \$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.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for Somerset at Westview Homeowners Association, Inc., Duly Authorized Agent  
Signed: January 11, 2025

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was signed before me on 1/11/25, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By:   
Notary Public, State of Texas

