



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 22, 2025 03:41 PM Fee: \$29.00

**2025006882**

\*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:** The Lake at Wells Branch

2. **Name of the Association:** The Lake at Wells Branch Owners Association, Inc.

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

The Lake at Wells Branch Sections 1 and 2, according to the plat recorded in Volume 96, Pages 180-182 and Volume 96, Pages 183-185, Real Property Records, Travis County, Texas.

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

Document located at Volume 12770, Page 09, Real Property Records, Travis County, Texas.

5. **Name and mailing address of the Association:** The Lake at Wells Branch Owners 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://alwb.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 The Lake at Wells Branch Owners Association, Inc., Duly Authorized Agent  
Signed: January 7, 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 1/7/25, 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

