

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Krista Bartsch

KRISTA BARTSCH, County Clerk

Bastrop Texas

July 18, 2025 08:29:48 AM

FEE: \$29.00

202512231

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:

1. **Name of the Subdivision:** Adelton

2. **Name of the Association:** Adelton Residential Master Community HOA, Inc.

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

- a. West Bastrop Village Section 1, Phase 1, according to the plat recorded in Cabinet 7, Page 175B-176A;
- b. West Bastrop Village Phase 1, Section 2, according to the plat recorded in Cabinet 9, Page 29B;
- c. West Bastrop Village Section 1, Phase 3, according to the plat recorded in Cabinet 9, Page 37A;
- d. West Bastrop Village Section 1, Phase 4, according to the plat recorded in Cabinet 9, Page 38B,
Official Public Records of Bastrop County, Texas.

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

1. Master Covenant recorded in Document no. 202212069; Amendment to Master Covenant recorded in Document no. 202302153;
2. Second Amendment to Master Covenant recorded in Document no. 202402230;
3. Adoption of Working Capital recorded in Document no. 202212265;
4. Amended and Restated Adoption of Working Capital Assessment recorded in Document no. 202214831;
5. Community Enhancement Covenant recorded in Document no. 202212264;
6. Development Area Declaration recorded in Document no. 202212263;
7. First Amendment to Development Area Declaration recorded in Document no. 202510954,
Official Public Records of Bastrop County, Texas.

5. **Name and mailing address of the Association:** Adelton Residential Master Community HOA, 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

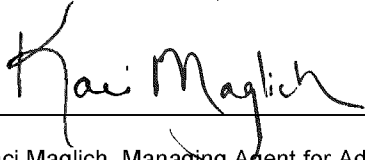
7. **Website address where all dedicatory instruments can be found:**

<https://aarm.sites.townsq.io/> or 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:**

Working Capital: \$350
Community Enhancement Fee: Equal to 0.3% of Sales Price
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 Bastrop 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.



By: Kaci Maglich, Managing Agent for Adelton Residential Master Community
HOA, Inc., Duly Authorized Agent
Signed: July 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF BASTROP

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This instrument was signed before me on 7/15/25, 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

