

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 22, 2025 04:50 PM Fee: \$29.00

2025093656

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:** Bluebonnet Lofts Condominiums
2. **Name of the Association:** Bluebonnet Lofts Condominium Community, Inc.
3. **Condominium Location:** 2505 Bluebonnet Ln, Austin, TX 78704
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Bluebonnet Lofts Condominiums recorded in Document no. 2021206731;
 2. First Amendment to Declaration of Condominium Regime for Bluebonnet Lofts Condominiums recorded in Document no. 2022042521;
 3. Second Amendment to Declaration of Condominium Regime for Bluebonnet Lofts Condominiums recorded in Document no. 2022156014;
 4. Assignment of Parking for Bluebonnet Lofts Condominiums recorded in Document no. 2022157033;
 5. Community Manual recorded in Document no. 2023117055, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** Bluebonnet Lofts Condominium Community, 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://abblc.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: \$500

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

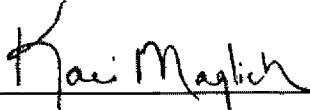
Rush Covenant Compliance Inspection Fee: \$300

Lot Take Down Fee: \$120

New Home/First Lot Closing Statement Fee: \$120

Transfer Fees: \$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.



By: Kaci Maglich, Managing Agent for Bluebonnet Lofts Condominium
Community, Inc., Duly, Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company

PO Box 203310

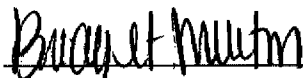
Austin, TX 78720-3310

STATE OF TEXAS

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COUNTY OF TRAVIS

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.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

