

### 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:** Center 45 Condominium
2. **Name of the Association:** Center 45 Condominium Community, Inc.
3. **Condominium Location:** Lot 1, Block A, Schultz Towns @ 45, Williamson County, TX
4. **Recording data for the Declaration:**

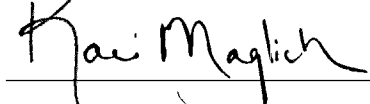
Documents recorded in Document nos. 2022055127, 2022088729, Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Center 45 Condominium Community, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

6. **Designated Representative:** Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

Website: <https://ac45.sites.townsg.io/>  
Toll Free: (855)289-6007

This management certificate is filed of record in Williamson 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 Center 45 Condominium Community, Inc., Duly, Authorized Agent  
Signed: July 2, 2024

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 7/3/24, 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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024053189**

Pages: 2 Fee: \$25.00

07/03/2024 10:58 AM

MGOLDEN



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas