

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:** 18909 Shultz Lane, Austin, TX 78660
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Center 45 recorded in Document no. 2022055127;
 2. First Amendment to Declaration of Condominium Regime for Center 45 recorded in Document no. 2022088729;
 3. Second Amendment to Declaration of Condominium Regime for Center 45 recorded in Document no. 2024066667, 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. **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://ac45.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: Equal to 2 Months Assessments
Reserve Fund Contribution: Equal to 2 Months Assessments
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 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.

Kaci Maglich

By: Kaci Maglich, Managing Agent for Center 45 Condominium
Community, Inc., Duly, Authorized Agent
Signed: August 28, 2025

AFTER RECORDING RETURN TO:

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

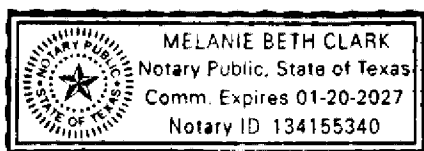
STATE OF TEXAS

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COUNTY OF WILLIAMSON

This instrument was signed before me on 8/28/25, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

By: *Melanie Beth Clark*
Notary Public, State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025069565

Pages: 3 Fee: \$29.00

09/03/2025 11:06 AM

PKINNE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas