

## **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:** Tropical Hideaway Condominiums, a Condominium Community

2. **Name of the Association:** Tropical Hideaway Owners Association, Inc.

3. **Condominium Location:** 604 Highcrest, Granite Shoals, TX 78654

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

Declaration of Tropical Hideaway Condominiums, a Condominium Community, recorded in Volume 0744,  
Page 0433, Official Public Records of Burnet County, Texas.

5. **Mailing Address of the Association:** Tropical Hideaway Owners Association, 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@goodwin-co.com](mailto:info@goodwin-co.com)

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

<https://athoa.sites.townsq.io/> or <https://www.goodwin-co.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

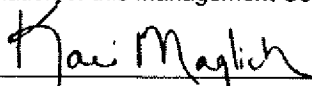
Refinance Fee: \$120

Statement of Account: \$120

Rush Covenant Compliance Inspection Fee: \$300

Transfer Fees: \$340

This management certificate is filed of record in Burnet 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 Tropical Hideaway Owners  
Association, Inc., Authorized Agent  
Signed: August 14, 2025

### **AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS

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COUNTY OF BURNET

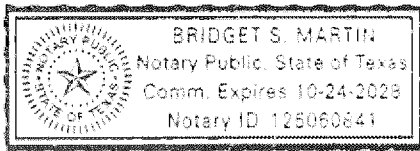
This instrument was signed before me on August 14, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**THE STATE OF TEXAS  
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Burnet County, Texas.

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08/25/2025 03:38:17 PM Total Fees: \$29.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

