

## **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:** Windermere Oaks
2. **Name of the Association:** Windermere Oaks Property Owners Association
3. **Recording data for the Subdivision:**

Windermere Oaks, according to the plat recorded in Volume 175, Page 354, described in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions, recorded in Volume 262, Page 376, Official Public Records of Burnet County, Texas.

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

Documents recorded in Volume 262, Pages 376-390, Volume 182, Page 772, et seq. Clerk's File Code no. 2132, and Volume 186, Page 773, et seq. under Clerk's File Code no. 794, and Clerk's File Code no. 5835, Official Public Records of Burnet County, Texas.

5. **Name and mailing address of the Association:** Windermere Oaks Property Owners Association, 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](mailto:Info@goodwintx.com)

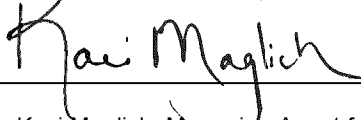
7. **Website address where all dedicatory instruments can be found:**

<https://awdmo.sites.townsq.io/> or [www.goodwintx.com](http://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:**

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 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 Windermere Oaks Property Owners Association, Duly Authorized Agent  
Signed: December 16, 2024

### **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 12/16/24, 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



**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.

202412777 CERT  
12/18/2024 09:35:17 AM Total Fees: \$29.00

Vicinta Stafford, County Clerk  
Burnet County, Texas

