

### **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:** Pearson Place Enclave Condominiums

2. **Name of the Association:** Pearson Place Enclave Condominium Community, Inc.

3. **Condominium Location:** 4418 McCoy Loop, Austin, TX 78717

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

Development Area Declaration of Condominium Regime for Pearson Place Enclave Condominiums recorded in Document no. 2018044785, Official Public Records of Williamson County, Texas.

5. **Mailing Address of the Association:** Pearson Place Enclave 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@goodwin-co.com**

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

<https://appec.sites.townsq.io/0> 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:**

Working Capital: Equal to 2 Months Assessments

Operational Fund Contribution: Equal to 1 Monthly Assessment

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

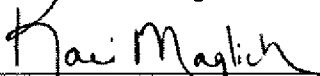
Statement of Account: \$120

Rush Covenant Compliance Inspection Fee: \$300

Transfer Fees: \$340

Access Deactivation Fee: \$20

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 Pearson Place Enclave  
Condominium Community, Inc., Duly, Authorized Agent  
Signed: August 14, 2025

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**

**PO Box 203310**

**Austin, TX 78720-3310**

STATE OF TEXAS

COUNTY OF WILLIAMSON

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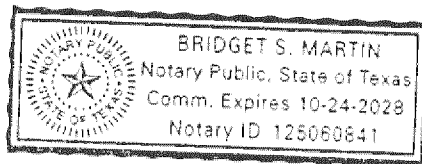
This instrument was signed before me on August 14, 2025, and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025068506**

Pages: 3 Fee: \$29.00

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas