

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:** Westside at Buttercup Creek
2. **Name of the Association:** Westside at Buttercup Creek Homeowner's Association, Inc.
3. **Recording data for the Subdivision:**

The real property described in Exhibit "A" of the document located at Volume 2576, Page 603, Real Property Records of Williamson County, Texas, and the real property described in Documents 9720310, 9747289, 2005049451, 9548502, 9602717, 2000004179, 2001026618, Section 9, according to the plat recorded in Cabinet P, Slides 343, et seq., and the real property described in Documents 200400346 and 200500110, real Property records, Williamson County, Texas.

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

See Exhibit "A"

5. **Name and mailing address of the Association:** Westside at Buttercup Creek Homeowner's Association, Inc., 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

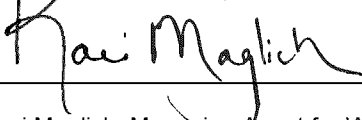
7. **Website address where all dedicatory instruments can be found:**

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

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 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 Westside at Buttercup Creek Homeowner's Association, Inc., Duly Authorized Agent
Signed: January 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 1/28/25, 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



Exhibit A

BUTTERCUP CREEK

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in Vol./Pg. 2576/603, 2576/669, Inst. 9548502, 9602717, 9650214, 9650215, 9720310, 9747289, 9864223, 2000035984, 2000004179, 2001026618, 2001026619, 2001026620, 2001037370, 2002001046, 2002096285, 2002096286, 2003101050, 2005016059, 2005049451, 2005054312, 2006018991, 2006018992, 2006018993, 2008088961, 2011074118, 2012029365, 2013058663, Official Public Records Williamson County, Texas.
2. Notice of Dedicatory Instruments recorded in Vol./Pg. K/325, L/272, L/307, M/148, N/360, N/368, P/343, Q/338, R/56, R/59, S/185, T/258, T/266, T/269, T/285, W/126, W/129, W/140, W/169, X/39, Y/24, Y/220, Z/25, Z/286, Z/391, BB/32, CC/158, EE/33, EE/73, EE/379, Inst. 2005065627, 2007036168, 2012027784, 2012036738, 2012061416, 2013057591, Official Public Records Williamson County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in Inst. 9742008, 9749845, 9753269, 2000035982, 2000035983, 2006030399, Official Public Records Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025012202

Pages: 4 Fee: \$33.00

02/20/2025 09:15 AM

KWEEMS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas