

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2025 02:00 PM Fee: \$29.00

2025094803

Electronically Recorded

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:** Fairways at Steiner Ranch
2. **Name of the Association:** Fairways at Steiner Ranch Condominium Community, Inc.
3. **Condominium Location:** 12204 Fairway Cove, Austin, TX 78732
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for Fairways at Steiner Ranch recorded in Instrument No. 2007034995;
 2. Amendment No. 1 to Declaration of Condominium Regime for Fairways at Steiner Ranch recorded in Clerk's File No. 2008203514;
 3. Amendment No. 2 to Declaration of Condominium Regime for Fairways at Steiner Ranch recorded in Clerk's File No. 2009030521;
 4. Third Amendment to Declaration of Condominium Regime for Fairways at Steiner Ranch recorded in Clerk's File No. 2011008324;
 5. Fourth Amendment to Declaration of Condominium Regime for Fairways at Steiner Ranch recorded in Clerk's File No. 2011028966, Official Public Records of Travis County, Texas.
5. **Mailing Address of the Association:** Fairways at Steiner Ranch 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://afsr.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 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

This management certificate is filed of record in Travis 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 Fairways at Steiner Ranch
Condominium Community, Inc., Duly, Authorized Agent
Signed: August 15, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was signed before me on August 15, 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

