

**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:** Westwood HOA

2. **Name of the Association:** Westwood (Leander) Homeowners' Association, Inc.

3. **Recording data for the Subdivision:**

Westwood (Leander), Section 1, according to the plat recorded in the document 2000047577, Westwood (Leander), Section 2, according to the plat recorded in the document 2001018438, Westwood (Leander), Section 3, according to the plat recorded in the document 2002020080, Westwood (Leander), Section 4, according to the plat recorded in the document 2001059859, Westwood (Leander), Section 5, Lot 68 and 69, according to the plat recorded in the document 2006049061, Westwood (Leander), Section 5, according to the plat recorded in the document 2002045516, Westwood (Leander), Section 6, according to the plat recorded in the document 2002045703, Westwood (Leander), Section 7, according to the plat recorded in the document 2002045787, Official Public Records of Williamson County, Texas.

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

Documents 2001011797, 2001057143, 2001074292, 2002005770, 2002030149, 2002049495, 2004058809, 2007104817, 2010005813, 2010016131, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Westwood (Leander) Homeowners' 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](mailto:Info@goodwintx.com)

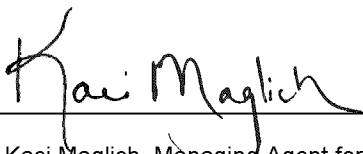
7. **Website address where all dedicatory instruments can be found:**

<https://awew.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:**

Entry Fee (\$100 from Seller and \$100 from Buyer): \$200  
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 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 Westwood (Leander) Homeowners' Association, Inc., Duly Authorized Agent  
Signed: December 12, 2024

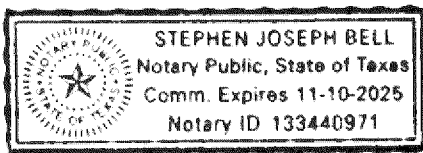
**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

This instrument was signed before me on 12/12/24, 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



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024099110**

Pages: 3 Fee: \$29.00

12/16/2024 08:19 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas