



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2025 04:42 PM Fee: \$33.00

2025095067

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:** The Townhomes at Tuscan Village
2. **Name of the Association:** The Townhomes at Lakeway Tuscan Village Condominium Community, Inc.
3. **Condominium Location:** Bella Toscana., Lakeway, TX 78734
4. **Recording data for the Declaration:**
 1. Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2010043878;
 2. First Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2011021245;
 3. Second Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2011181798;
 4. Third Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2012038071;
 5. Fourth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2013057412;
 6. Fifth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2013174137;
 7. Sixth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no.2013184690;
 8. Seventh Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2014132590;
 9. Eight Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2014132601;
 10. Ninth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2015038530;
 11. Tenth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2015120509;
 12. Eleventh Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2016025122,
 13. Twelfth Amendment to Subordinate Declaration of Condominium Regime for The Townhomes at Tuscan Village, recorded in Document no. 2017058376, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** The Townhomes at Lakeway Tuscan Village 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

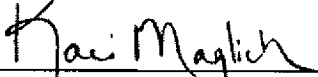
7. **Website address where all dedicatory instruments can be found:**

<https://atvt.sites.townsq.io/> 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 Townhome Assessments
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.



By: Kaci Maglich, Managing Agent for The Townhomes at Lakeway
Tuscan Village Condominium Community, Inc., Authorized Agent
Signed: August 14, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

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COUNTY OF TRAVIS

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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.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

