

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:** Whisper South

2. **Name of the Association:** Whisper South Community Property Owners' Association, Inc.

3. **Condominium Location:** 213 Iron Mountain Cove, San Marcos, TX 78666

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

Declaration of Covenants, Conditions and Restrictions, recorded in Document no. 23031537, Official
Public Records of Hays County, Texas.

5. **Mailing Address of the Association:** Whisper South Community Property Owners' Association, 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

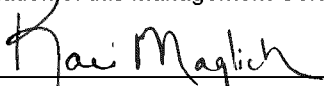
7. **Website address where all dedicatory instruments can be found:**

<https://awpsc.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: Equivalent to 2 Months 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
Lot Take Down Fee: \$120
New Home/First Lot Closing Statement Fee: \$120
Transfer Fees: \$340

This management certificate is filed of record in Hays 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 Whisper South Community
Property Owners' Association, Inc., Duly, Authorized Agent
Signed: August 25, 2025

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS

§
§
§

COUNTY OF HAYS

This instrument was signed before me on 8/25/25, 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



**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25032205 CERTIFICATE
08/29/2025 11:13:04 AM Total Fees: \$29.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

