

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 25, 2025 06:59 PM Fee: \$33.00

2025094276

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 Denizen Condominiums
2. **Name of the Association:** The Denizen Condominium Community, Inc.
3. **Condominium Location:** 2732 Treble Ln., Austin, TX 78704
4. **Recording data for the Declaration:**
 1. Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2012167377;
 2. First Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2012176955;
 3. Second Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013013878;
 4. Third Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013033510;
 5. Fourth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013088840;
 6. Fifth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013090582;
 7. Sixth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013108264;
 8. Seventh Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013114132;
 9. Eight Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 201316868;
 10. Ninth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2013183879;
 11. Tenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014000341;
 12. Eleventh Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 201401112;
 13. Twelfth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014034721;
 14. Thirteenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014036861;

15. Fourteenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014056754;
16. Fifteenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014076749;
17. Sixteenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014102103;
18. Seventeenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014120931;
19. Eighteenth Amendment to Declaration of Condominium Regime for The Denizen Condominiums recorded in Document no. 2014127484, Official Public Records of Travis County, Texas.

5. **Mailing Address of the Association:** The Denizen 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

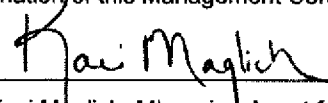
7. **Website address where all dedicatory instruments can be found:**

<https://adnz.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 1 Monthly Assessment
Reserve Contribution: Equal 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
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 Denizen 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

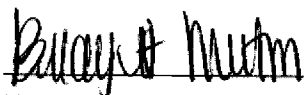
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COUNTY OF TRAVIS

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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.



Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028

