



## **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:** Villas at Vista Ridge
2. **Name of the Association:** The Villas at Vista Ridge Residential Community, Inc.
3. **Recording data for the Subdivision:** The Villas at Vista Ridge, according to the plat recorded in the document 2014024443, Official Public Records of Williamson County, Texas.
4. **Recording data for the Declaration and Declaration amendments:** Documents 2014009709, 2014009822, 2014025212, Official Public Records of Williamson County, Texas.
5. **Name and mailing address of the Association:** The Villas at Vista Ridge Residential Community, 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:**  
[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:**  
Working Capital Contribution 150  
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: \$275

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: Drew Sanders, Managing Agent for The Villas at Vista Ridge Residential Community, Inc., Duly Authorized Agent  
Signed: March 18, 2022

**AFTER RECORDING RETURN TO:**

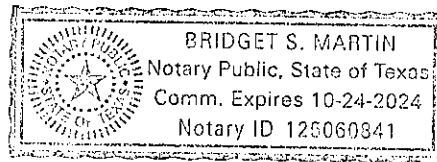
Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310

STATE OF TEXAS       §  
                                  §  
COUNTY OF WILLIAMSON§

This instrument was signed before me on March 18, 2012, and it was acknowledged that this instrument was signed by Drew Sanders 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: October 24, 2024



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Amanda Escobar  
Call For Pickup  
(512) 791-3305

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2022072961

PMC Fee: \$30.00  
06/15/2022 08:33 AM BMCKENZIE



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas