

### **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:** Leander Vista Ridge
2. **Name of the Association:** Leander Vista Ridge Homeowners Association, Inc..
3. **Recording data for the Subdivision:**

Vista Ridge Phase One, according to the plat recorded in document 2002006911, Vista Ridge Phase Two-A, according to the plat recorded in document 2013005182, Vista Ridge Phase Two-B, according to the plat recorded in document 2014002031, Vista Ridge Phase Two-C, according to the plat recorded in document 2014071374, Vista Ridge Phase 3, according to the plat recorded in document 2005017498, Vista Ridge Phase 4, according to the plat recorded in the document 2007076626, Official Public Records of Williamson County, Texas..

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

Documents 2002012873, 2008035850, 2013088727, 2013088727, 2015019507, Official Public Records of Williamson County, Texas.

5. **Name and mailing address of the Association:** Leander Vista Ridge 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)

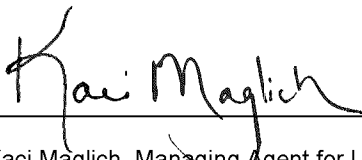
7. **Website address where all dedicatory instruments can be found:**

<https://alvr.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:**

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  
Access Deactivation Fee: \$20  
Transfer Fees: \$340

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 Leander Vista Ridge Homeowners Association, Inc., Duly Authorized Agent  
Signed: December 12, 2024

**AFTER RECORDING RETURN TO:**

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



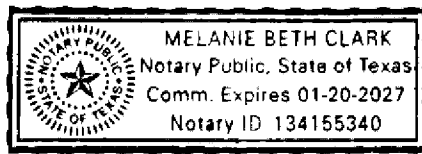
STATE OF TEXAS

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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**

**2024099108**

Pages: 3 Fee: \$29.00

12/16/2024 08:17 AM

CCASTILLO



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas