

STATE OF TEXAS
COUNTY OF HAYS

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for FRIENDSHIP RANCH PROPERTY OWNERS ASSOCIATION, INC.**

1. Legal name of owners association: Friendship Ranch Property Owners Association, Inc.
2. Name of project or subdivision: Friendship Ranch
3. Recording data for subdivision: (Phase I), Vol 6, Pages 4-6 of the Plat Records of Hays County, Texas; (Phase II), Vol. 6 Page 103, Vol. 6 Page 268 (Phase 1A), and any amendments, replats, and supplements thereto.
4. Recording data for the declaration and any/all amendments: Vol. 383 Page 112, Vol. 376 Page 1509, Vol. 374 Page 762, Vol. 1042 Page 831 (Phase II, 1994), Vol. 376 Page 496, Vol. 374 Page 773, Vol. 971 Page 495 (Phase I, 1993), and Instrument No. 22028430 (Phase I 2022 amendment), Vol. 1124 Page 73 (Annexation of Lot 9 Phase 1A) in the Official Public Records of Hays County, Texas
5. Contact information for association's managing agent:

Name: PS Property Management
Mailing address: 1490 Rusk Road Unit 301, Round Rock TX 78665
Phone number: 512-251-6122
Email address: info@psprop.net

6. Association website: <https://owner.psprop.net/>
7. Amount and description of all fees or charges by the association relating to a property transfer:

\$375 Resale certificate	Resale Certificate 5-Day Rush	\$75
\$75 Update to resale certificate	Resale Certificate 1-Day Rush	\$125
\$190 New account setup fee		

Please plan ahead when ordering a resale certificate or update, by law the association has **10 days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. If the service is provided the fee will be \$125 for 1-day rush; \$75 for 5-day rush

Please note: additional charges may apply for lender questionnaires related to prospective sales, over and above a request for a standard resale certificate. The association has no duty to answer lender questionnaires, but should it choose to do so the fees are as follows:

- **Premium Lender Questionnaire Bundle**
 - Includes: Articles of Incorporation, Balance Sheet, Budget, Bylaws, Certificate of Insurance, Policies and Procedures, Declaration/CC&Rs, Rules and Regulation.
 - Additional documents available: Reserve Report \$30
 - Standard: \$227 (optional Custom Questionnaire + \$75)
 - Rush: \$267 (optional Custom Questionnaire + \$115)
 - Expedited: \$292 (optional Custom Questionnaire + \$140)
- **Limited Lender Questionnaire Bundle**
 - Includes: Budget, Certificate of Insurance.

- o Additional documents available: Articles of Incorporation \$15, Balance Sheet \$10, Bylaws \$20, Policies and Procedures \$10, Declaration/CC&Rs \$30, Reserve Report \$30, Rules and Regulations \$25
 - Standard: \$177 (optional Custom Questionnaire + \$75)
 - Rush: \$217 (optional Custom Questionnaire + \$115)
 - Expedited: \$242 (optional Custom Questionnaire + \$140)

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

FRIENDSHIP RANCH PROPERTY OWNERS ASSOCIATION, INC.

By Richard M. Zilem Sr
 Printed name Richard M. Zilem Sr
 Title: Officer OR Managing agent (circle one)
 Date February 13, 2024

STATE OF TEXAS

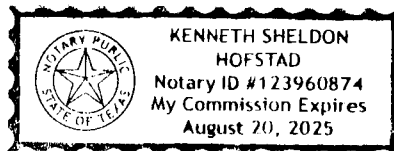
COUNTY OF HAYS

This instrument was acknowledged before me on 13 February,
 20 24 by Richard M Zilem SR. in the above stated capacity.

Notary signature [Signature]
 Notary Public for the State of Texas
 Printed name of notary Kenneth Sheldon Hofstad
 My commission expires 8-20-2025

After recording, please return to:

Niemann & Heyer LLP
 1122 Colorado, Suite 313
 Austin, TX 78701



**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.

24007394 CERTIFICATE
03/04/2024 09:11:26 AM Total Fees: \$29.00

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

