

**MANAGEMENT CERTIFICATE**  
**St. Benedict's Condominium Community, Inc.**

The undersigned, being an Officer of St. Benedict's Condominium Community, Inc., (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is St. Benedict's Condominium Community, Inc., (the "Subdivision Development").
2. The name of the Association is St. Benedict's Condominium Community (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS ST. BENEDICTS' CONDO, A CONDOMINIUM REGIME LOCATED IN BEXAR COUNTY, TEXAS, ACCORDING TO THE INSTRUMENT RECORDED IN DOCUMENT NO. 20150183214, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Amended/Revised/Supplemental DCCR for St. Benedict's Condominium Community, Inc., recorded in Document No. 20190128056 of the Official Property Records of Bexar County, Texas.

Amended/Revised/Supplemental DCCR for St. Benedict's Condominium Community, Inc., recorded in Document No. 20160010294 of the Official Property Records of Bexar County, Texas.

Declarant Removal and Appointment of Directors for St. Benedict's Condominium Community, Inc., recorded in Document No. 20160015099 of the Official Property Records of Bexar County, Texas.

Management Certificate for St. Benedict's Condominium Community, Inc., recorded in Document No. 20160004613 of the Official Property Records of Bexar County, Texas.

DCCR for St. Benedict's Condominium Community, Inc., recorded in Document No. 20150183214 of the Official Property Records of Bexar County, Texas.

Community Manual for St. Benedict's Condominium Community, Inc., recorded in Document No. 20150183238 of the Official Property Records of Bexar County, Texas.

5. The name and mailing address of the Association is:

St. Benedict's Condominium Community, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>;

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure Package (TREC Form)	\$375.00
Statement of Account 1 business days Rush Fee	\$165.00
Statement of Account 2 business days Rush Fee	\$115.00
Statement of Account 3 business days Rush Fee	\$90.00
Resale Disclosure 1 business days Rush Fee	\$165.00
Resale Disclosure 2 business days Rush Fee	\$115.00
Resale Disclosure 3 business days Rush Fee	\$90.00
Multi-Product Order 1 business days Rush Fee	\$165.00
Multi-Product Order 2 business days Rush Fee	\$115.00
Multi-Product Order 3 business days Rush Fee	\$90.00
Lender Questionnaire 1 business days Rush Fee	\$165.00
Lender Questionnaire 2 business days Rush Fee	\$115.00
Rush Existing Order (*Add this fee to Rush Fees)	\$85.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$60.00
Statement of Account Update from 46 to 90 days	\$60.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$60.00
Refinance Statement of Account Update from 46 to 90 days	\$60.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$60.00
Resale Disclosure Update from 46 to 90 days	\$60.00
Lender Questionnaire Update from 1 to 31 days	\$35.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$127.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$80.00
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00
Appraiser Questionnaire	\$37.00
Lender Questionnaire	\$182.00

This Management Certificate is effective as of the 3 day of October, 2023.

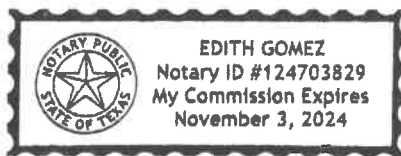
ST. BENEDICT'S CONDOMINIUM COMMUNITY, INC.  
Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 3 day of October, 2023, by Doug Plas, Agent for St. Benedict's Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Edith Gomez  
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park. TX 78613

MANAGEMENT CERTIFICATE  
ST. BENEDICT'S CONDOMINIUM COMMUNITY, INC.



\*VG-76-2023-20230190268\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230190268  
**Recorded Date:** October 16, 2023  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
10/16/2023 12:12 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk