

**MANAGEMENT CERTIFICATE**

**CAMBRIDGE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being an Officer of Cambridge (San Antonio) Homeowners' Association, 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 Cambridge (the "Subdivision Development").
2. The name of the Association is Cambridge (San Antonio) Homeowners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Cambridge, a subdivision in Bexar County, Texas, according to the Map or Plat thereof, recorded at Volume 9567, Page 0042 in the Plat Records of Bexar County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Cambridge, recorded at Document No. 20060013318 in the Official Public Records of Bexar County, Texas.

Cambridge Homeowners Association Inc. Document Inspection and Copying Policy, recorded at Document No. 20130202890 in the Official Public Records of Bexar County, Texas.

Cambridge Homeowners Association Inc. Guidelines for Solar Energy Devices, recorded at Document No. 20130202891 in the Official Public Records of Bexar County, Texas.

Cambridge Homeowners Association Inc. Guidelines for Religious Item Display, recorded at Document No. 20130202892 in the Official Public Records of Bexar County, Texas.

Cambridge Homeowners Association Payment Plan Policy, recorded at Document No. 20130219756 in the Official Public Records of Bexar County, Texas.

Cambridge Homeowners Association Records Retention Policy, recorded at Document No. 20130219757 in the Official Public Records of Bexar County, Texas.

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

Cambridge (San Antonio) Homeowners' Association, 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 (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
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!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00

Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 18 day of November, 2021.

CAMBRIDGE (SAN ANTONIO) HOMEOWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: DONG PUGH  
Title: AGENT

THE STATE OF TEXAS       §  
COUNTY OF BEXAR       §

This instrument was acknowledged before me on 18 day of November, 2021, by  
Dong Pugh, Registered Agent for Cambridge (San Antonio)  
Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
CAMBRIDGE (SAN ANTONIO) HOMEOWNERS' ASSOCIATION, INC.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/10/2021 8:20 AM



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