

**MANAGEMENT CERTIFICATE**  
**LANTANA HOMEOWNERS' ASSOCIATION, INC.**

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

Lantana, Unit 1, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof, recorded at Volume 6, Page 566 in the Deed and Plat Records of Guadalupe County, Texas.

Lantana, Unit 2, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof, recorded at Volume 6, Page 640 in the Deed and Plat Records of Guadalupe County, Texas.

Lantana, Unit 3, a subdivision in Guadalupe County, Texas, according to the Map or Plat thereof, recorded at Volume 6, Page 691 in the Deed and Plat Records of Guadalupe 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 Lantana, recorded at Document No. 2003022463 in the Official Public Records of Guadalupe County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lantana, recorded at Document No. 2003025546 in the Official Public Records of Guadalupe County, Texas.

Bylaws of Lantana Homeowners' Association, Inc., recorded at Document No. 2003026656 in the Official Public Records of Guadalupe County, Texas.

Notice of Easement, recorded at Document No. 2004002668 in the Official Public Records of Guadalupe County, Texas.

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Lantana Subdivision, Unit 2, recorded at Document No. 2004003816 in the Official Public Records of Guadalupe County, Texas.

Notice and Agreement Regarding Lantana Subdivision, Unit 3, recorded at Document No. 2004014251 in the Official Public Records of Guadalupe County, Texas.

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Lantana Subdivision, Unit 3, recorded at Document No. 2004013255 in the Official Public Records of Guadalupe County, Texas.

Notice of Easement, recorded at Document No. 2004014918 in the Official Public Records of Guadalupe County, Texas.

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

Lantana 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 13 day of December, 2021.

LANTANA HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: AGENT

THE STATE OF TEXAS        §  
COUNTY OF GUADALUPE    §

This instrument was acknowledged before me on 13 day of December, 2021, by Doug Plas, Registered Agent Lantana 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

202199044363  
I certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 12/28/2021 03:59:37 PM PAGES: 4 LEAH TERESA KIEL, COUNTY CLERK



Teresa Kiel

MANAGEMENT CERTIFICATE  
LANTANA HOMEOWNERS' ASSOCIATION, INC.