

**MANAGEMENT CERTIFICATE
BELLAMY GARDEN HOMES ASSOCIATION**

The undersigned, being an Officer of Bellamy Garden Homes 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 Bellamy Garden Homes (the "Subdivision Development").
2. The name of the Association is Bellamy Garden Homes Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

Bellamy Subdivision, P.U.D., a resubdivision of Lot 1, Block A, Bellamy Subdivision, according to the Plat Map Recording Sheet, recorded at Document No. 2010040267 of the Official Public Records of Williamson County, Texas.

Bellamy Garden Homes, a subdivision in Williamson County, Texas, according to Appendix D of the Declaration of Bellamy Garden Homes Homeowners thereof attached as Exhibit A to that certain Homeowners Information Statement, recorded at Document No. 2010040346 of the Official Public Records of Williamson County, Texas.

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

Declaration of Bellamy Garden Homes Homeowners, attached as Exhibit A to that certain Homeowners Information Statement, recorded at Document No. 2010040346 of the Official Public Records of Williamson County, Texas.

Bylaws of Bellamy Garden Homes Association, attached as Exhibit B to that certain Homeowners Information Statement, recorded at Document No. 2010040346 of the Official Public Records of Williamson County, Texas.

Articles of Incorporation, attached as Exhibit C to that certain Homeowners Information Statement, recorded at Document No. 2010040346 of the Official Public Records of Williamson County, Texas.

Community Manual, attached as Exhibit C to that certain Homeowners Information Statement, recorded at Document No. 2010040346 of the Official Public Records of Williamson County, Texas.

Management Certificate, recorded at Document No. 2013030600 of the Official Public Records of Williamson County, Texas.

Management Certificate, recorded as Document No. 2013092248 in the Official Public Records of Williamson County, Texas.

Policies, recorded as Document No. 2013109873 in the Official Public Records of Williamson County, Texas.

Bellamy Garden Homes Association Xeriscaping Policy, recorded as Document No. 2013109874 in the Official Public Records of Williamson County, Texas.

Rules, recorded as Document No. 2015067089 in the Official Public Records of Williamson County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bellamy Garden Homes Homeowners Association, recorded as Document No. 2018104234 in the Official Public Records of Williamson County, Texas.

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

Bellamy Garden Homes Association
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, Texas 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, Texas 78613
Tel: (512) 918-8100
Email: 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 REFI's!)	\$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 15 day of March, 2022.

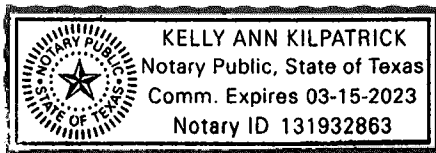
BELLAMY GARDEN HOMES ASSOCIATION, a Texas
nonprofit corporation

By: _____
Name: Dana Plas
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,
by Dana Plas, Registered Agent for Bellamy Garden Homes
Association, a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022036167

Pages: 5 Fee: \$38.00

03/23/2022 09:35 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas