

**MANAGEMENT CERTIFICATE****Tuscan Hills Professional Offices of Lakeway, Inc.**

The undersigned, being an Officer of Tuscan Hills Professional Offices of Lakeway, 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 Tuscan Hills Professional Offices of Lakeway, Inc. (the "Subdivision Development").
2. The name of the Association is Tuscan Hills Professional Offices of Lakeway (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS TUSCAN HILLS OFFICE CONDOMINIUMS, AN OFFICE CONDOMINIUM COMMUNITY IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION RECORDED IN DOCUMENT NO. 2012052240 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

Dedicatory Instrument for Tuscan Hills Office Condominium Community, Inc. recorded in Document No. 2012052240 of the Official Property Records of Travis County, Texas.

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

Tuscan Hills Professional Offices of Lakeway, 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 |

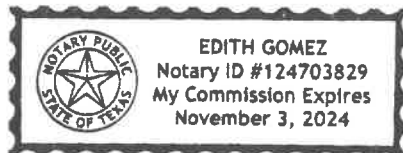
This Management Certificate is effective as of the 3 day of October, 2023.

TUSCAN HILLS PROFESSIONAL OFFICES OF LAKEWAY,  
INC. Texas nonprofit organization

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 Tuscan Hills Professional Offices of Lakeway, 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



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2023116732**

Oct 12, 2023 10:03 AM

Fee: \$34.00

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TUSCAN HILLS PROFESSIONAL OFFICES OF LAKEWAY, INC.