

**MANAGEMENT CERTIFICATE****The Village at Schwertner Ranch Residential Community, Inc.**

The undersigned, being an Officer of The Village at Schwertner Ranch Residential 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 The Village at Schwertner Ranch Residential Community, Inc. (the "Subdivision Development").
2. The name of the Association is The Village at Schwertner Ranch Residential (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS THE VILLAGE AT SCHWERTNER RANCH, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE DEDICATION INSTRUMENT RECORDED IN DOCUMENT NO. 2020086940, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ANY AMENDMENTS THERETO.

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

Amended/Revised/Supplemental DCCR for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2023015579 of the Official Property Records of Williamson County, Texas.

Warranty Deed for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2022142098 of the Official Property Records of Williamson County, Texas.

Amended/Revised/Supplemental DCCR for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2021009678 of the Official Property Records of Williamson County, Texas.

Easement for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020162366 of the Official Property Records of Williamson County, Texas.

Adoption for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020102522 of the Official Property Records of Williamson County, Texas.

Management Certificate for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020089942 of the Official Property Records of Williamson County, Texas.

Community Manual for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020089943 of the Official Property Records of Williamson County, Texas.

DCCR for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020088555 of the Official Property Records of Williamson County, Texas.

Easement for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2020081529 of the Official Property Records of Williamson County, Texas.

Covenant for The Village at Schwertner Ranch Residential Community, Inc. recorded in Document No. 2019092049 of the Official Property Records of Williamson County, Texas.

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

The Village at Schwertner Ranch Residential 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

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

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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 6 day of SEPTEMBER, 2023.

THE VILLAGE AT SCHWERTNER RANCH RESIDENTIAL COMMUNITY, INC.

Texas nonprofit corporation

By: [Signature]

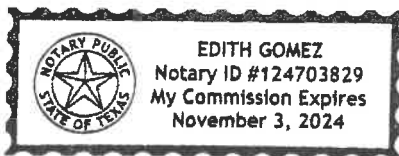
Name: Doug Plas

Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 6 day of September, 2023, by Doug Plas, Agent for The Village at Schwertner Ranch Residential Community, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]

Notary Public Signature

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AFTER RECORDING RETURN TO:

Preferred Association Management Company

700 Market Street, Building 3

Cedar Park. TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023090085

PMC Fee: \$38.00
10/30/2023 10:18 AM ATAYLOR



[Signature]

Nancy E. Rister, County Clerk
Williamson County, Texas

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THE VILLAGE AT SCHWERTNER RANCH RESIDENTIAL COMMUNITY, INC.