

MANAGEMENT CERTIFICATE**Blue Lake Estates Property Owners Association, Inc.**

The undersigned, being an Officer of Blue Lake Estates Property Owners 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 Blue Lake Estates Property Owners' Association, Inc. (the "Subdivision Development").
2. The name of the Association is Blue Lake Estates Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS BLUE LAKE ESTATES, LAKESIDE TOWNHOMES, AND HILLTOP AT BLUE LAKE, LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO THE PLATS RECORDED IN:

FOR BLUE LAKE ESTATES (ALL UNITS): VOLUME 93, PAGE 79, VOLUME 97, PAGE 15, VOLUME 97, VOLUME 97, PAGE 236, VOLUME 97, PAGE 241, VOLUME 97, PAGE 273, VOLUME 97, PAGE 283, VOLUME 97, PAGE 301, VOLUME 1, PAGE 4, VOLUME 1, PAGE 18, VOLUME 1, PAGE 19, VOLUME 3, PAGE 41, VOLUME 5, PAGE 65, VOLUME 9, PAGE 57, VOLUME 11, PAGE 35, VOLUME 11, PAGE 78, VOLUME 15, PAGE 91, VOLUME 15, PAGE 94, VOLUME 16, PAGE 45, VOLUME 16, PAGE 89, VOLUME 17, PAGE 19, VOLUME 19, PAGE 31, VOLUME 19, PAGE 84, AND VOLUME 20, PAGE 24, PLAT RECORDS OF LLANO COUNTY, TEXAS.

FOR LAKESIDE TOWNHOMES: VOLUME 5, PAGE 65, PLAT RECORDS OF LLANO COUNTY, TEXAS.

FOR HILLTOP AT BLUE LAKE: VOLUME 10, PAGE 92, PLAT RECORDS OF LLANO COUNTY, TEXAS.

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

Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 23-03250, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 21-09653, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Management Certificate for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 21-09400, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 20-05914, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 20-07925, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 19-03247 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 18-06064, Volume/Page 1583/4333 of the Official Property Records of Llano County, Texas.

Management Certificate for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 18-06065, Volume/Page 1583/4335 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 17-00651, Volume/Page 1571/283 of the Official Property Records of Llano County, Texas.

Management Certificate for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 17-00650, Volume/Page 1571/281 of the Official Property Records of Llano County, Texas.

Management Certificate for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 14-02459, Volume/Page 1550/4080 of the Official Property Records of Llano County, Texas.

Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 21-09654, Volume/Page n/a of the Official Property Records of Llano County, Texas.

Management Certificate for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 14-02457, Volume/Page 1550/4074 of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 06-7784, Volume 1377/228 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 06-2329, Volume 1352/496 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 05-3251, Volume/Page 1304/958 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 21-09653, Volume/Page 1276/395 of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 04-989, Volume/Page 1246/258 of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume 1128/961 of the Official Property Records of Llano County, Texas.

Covenant for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 1092/808 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 1196/393 of the Official Property Records of Llano County, Texas.

DCCR for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. 98-1393, Volume/Page 878/6 of the Official Property Records of Llano County, Texas.

Conveyance for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 344/722 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 315/788 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a Volume/Page 299/487 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 288/234 of the Official Property Records of Llano County, Texas.

Amended/Revised/Supplemental DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 192/131 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 130/151 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 114/1 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 97/302 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 97/293 of the Official Property Records of Llano County, Texas.

Dedication for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 97/273 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 97/242 of the Official Property Records of Llano County, Texas.

DCCR for Policy for Blue Lake Estates Property Owners' Association, Inc. recorded in Document No. n/a, Volume/Page 97/40 of the Official Property Records of Llano County, Texas.

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

Blue Lake Estates Property Owners' 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

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	\$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

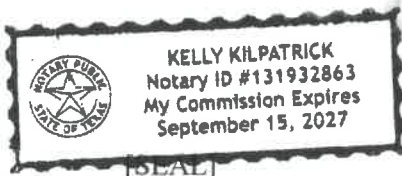
This Management Certificate is effective as of the 29 day of December, 2023.

BLUE LAKE ESTATES PROPERTY OWNERS
ASSOCIATION, 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 29 day of December, 2023, by
Doug Plas, Registered Agent for Blue Lake Estates Property Owners
Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Kelly Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

✓ Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

STATE OF TEXAS
COUNTY OF LLANO
FILED & RECORDED AT 8:27 O'CLOCK A M. ON
THE 16th DAY OF JANUARY A.D. 2024.
I hereby certify that this instrument was FILED on the date and at the time stamped hereon
by me and was duly RECORDED in the Official Public Records of Llano County, Texas. ✓



Cecilia McClintock
COUNTY CLERK, LLANO CO., TEXAS

BY CSpratten, DEPUTY

INSTRUMENT NO:

24 00183

TOTAL PAGES: 5

MANAGEMENT CERTIFICATE
BLUE LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.