

*Janet Parker*

Janet Parker, County Clerk

Burnet County, TX

Pages: 4

CERT Fee: \$38.00

MANAGEMENT CERTIFICATE**THE MEADOWS AT BLUEBONNET HILL PROPERTY OWNERS' ASSOCIATION, INC.**

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

The Meadows at Bluebonnet Hill, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Clerk No. 2201706727 in the Map and Plat Records of Burnet 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 The Meadows at Bluebonnet Hill Subdivision, recorded at Document No. 201707612 in the Official Public Records of Burnet County, Texas.

Utility Easement, recorded at Document No. 201708550 in the Official Public Records of Burnet County, Texas.

Bylaws of The Meadows at Bluebonnet Hill Property Owners' Association, Inc., a Nonprofit Corporation, recorded at Document No. 201712785 in the Official Public Records of Burnet County, Texas.

Variance Agreement, recorded at Document No. 201809182 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of The Meadows at Bluebonnet Hill Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 201900949 in the Official Public Records of Burnet County, Texas.

Variance Agreement, recorded at Document No. 201903370 in the Official Public Records of Burnet County, Texas.

Resolutions for The Meadows at Bluebonnet Hill Property Owners' Association, Inc., recorded at Document No. 201907885 in the Official Public Records of Burnet County, Texas.

Variance, recorded at Document No. 202005797 in the Official Public Records of Burnet County, Texas.

The Meadows at Bluebonnet Hill Property Homeowners' Association, Inc. Variance Agreement, recorded at Document No. 202112755 in the Official Public Records of Burnet County, Texas.

Variance, recorded at Document No. 202108378 in the Official Public Records of Burnet County, Texas.

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

The Meadows at Bluebonnet Hill 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 (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 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

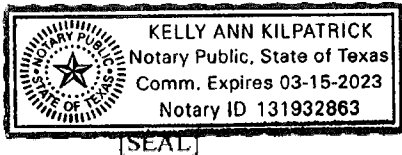
This Management Certificate is effective as of the 18 day of November, 2021.

THE MEADOWS AT BLUEBONNET HILL PROPERTY
OWNERS' ASSOCIATION, INC., a Texas nonprofit
corporation

By: [Signature]
Name: Doug Pugh
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF BURNET §

This instrument was acknowledged before me on 18 day of November, 2021, by
Doug Pugh, Registered Agent for The Meadows at Bluebonnet Hill
Property Owners' 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

MANAGEMENT CERTIFICATE
THE MEADOWS AT BLUEBONNET HILL PROPERTY OWNERS' ASSOCIATION, INC.