

MANAGEMENT CERTIFICATE

Mitchell Farms Residential Community, Inc.

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

ALL THAT REAL PROPERTY KNOWN AS MITCHELL FARM, IN THE CITY OF KILLEEN, BELL COUNTY, TEXAS ACCORDING TO THE DECLARATION RECORDED IN DOCUMENT NO. 2023035084 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

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

Amended/Revised/Supplemental DCCR for Mitchell Farms Residential Community, Inc. recorded in Document No. 2022123183 of the Official Property Records of Williamson County, Texas.

DCCR for Mitchell Farms Residential Community, Inc. recorded in Document No. 2023035084 of the Official Property Records of Williamson County, Texas.

Community Manual for Mitchell Farms Residential Community, Inc. recorded in Document No. 2020067048 of the Official Property Records of Williamson County, Texas.

Adoption of Working Capital Assessment for Mitchell Farms Residential Community, Inc. recorded in Document No. 2023035153 of the Official Property Records of Williamson County, Texas.

Dedication for Mitchell Farms Residential Community, Inc. recorded in Document No. 2023033400 of the Official Property Records of Williamson County, Texas.

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

Mitchell Farms 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 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.

MITCHELL FARMS RESIDENTIAL COMMUNITY, 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 Mitchell Farms Residential Community, 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

MANAGEMENT CERTIFICATE
MITCHELL FARMS RESIDENTIAL COMMUNITY, INC.



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024004225

**As
CERTIFICATE**

Recorded On: February 01, 2024

Parties: MITCHELL FARMS RESIDENTIAL COMMUNITY INC

To MITCHELL FARM

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024004225
Receipt Number: 386439
Recorded Date/Time: 02/01/2024 10:32:53 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

PREFERRED ASSOCIATION MANAGEMENT COMPANY
ATTN KELLY KILPATRICK
700 MARKET STREET BLDG 3
CEDAR PARK, TX 78613



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk