



## MANAGEMENT CERTIFICATE

### Pepper Mill Homeowners' Association, Inc.

The undersigned, being an Officer of Pepper Mill Homeowners' 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 Pepper Mill Homeowners' Association, Inc. (the "Subdivision Development").
2. The name of the Association is Pepper Mill Homeowners' Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS PEPPER MILL SUBDIVISION, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON APRIL 30, 2020 AND RECORDED IN DOCUMENT NO. 202004951, OF THE OFFICIAL PUBLIC RECORDS OF BURNET 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:

General Warranty Deed for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202119813 of the Official Property Records of Burnet County, Texas.

Plat for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202119721 of the Official Property Records of Burnet County, Texas.

Declaration for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202118357 of the Official Property Records of Burnet County, Texas.

Bylaws for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202100636 of the Official Property Records of Burnet County, Texas.

Management Certificate for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202100635 of the Official Property Records of Burnet County, Texas.

Plat for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202010400 of the Official Property Records of Burnet County, Texas.

DCCR for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202010400 of the Official Property Records of Burnet County, Texas.

Plat for Pepper Mill Homeowners' Association, Inc. recorded in Document No. 202004617 of the Official Property Records of Burnet County, Texas.

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

Pepper Mill Homeowners' 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](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 (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
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.

PEPPER MILL HOMEOWNERS' ASSOCIATION, INC.

Texas nonprofit corporation

By: [Signature]

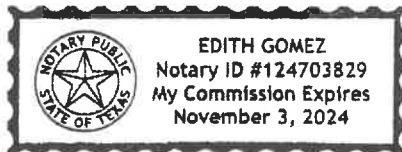
Name: Doug Plas

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 Pepper Mill Homeowners' Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]  
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 202310005

CERT Fee: \$38.00  
10/02/2023 11:00 AM

[Signature] A circular official seal of the County Clerk of Burnet County, Texas.

Vicinta Stafford, County Clerk  
Burnet County, Texas

MANAGEMENT CERTIFICATE  
PEPPER MILL HOMEOWNERS' ASSOCIATION, INC.