

**MANAGEMENT CERTIFICATE**  
**COTTONWOOD MESA PROPERTY OWNERS' ASSOCIATION, INC.**

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

Cottonwood Mesa, a subdivision in Lampasas County, Texas, according to the Map or Plat thereof, recorded at Cabinet 2, Slides 210 through 215 of the Plat Records of Lampasas County, Texas.

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

Affidavit Authenticating Document, recorded at Document No. 176387 in the Official Public Records of Lampasas County, Texas.

Resolution of the Board of Directors of Cottonwood Mesa Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 176386 in the Official Public Records of Lampasas County, Texas.

Resolution of the Board of Directors of Cottonwood Mesa Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 176385 in the Official Public Records of Lampasas County, Texas.

Resolution of the Board of Directors of Cottonwood Mesa Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 176384 in the Official Public Records of Lampasas County, Texas.

Resolution for Cottonwood Mesa Property Owners' Association, Inc., recorded at Document No. 180146 in the Official Public Records of Lampasas County, Texas.

Declaration of Covenants, Conditions, and Restrictions for Cottonwood Mesa Subdivision, recorded at Document No. 174455 in the Official Public Records of Lampasas County, Texas.

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

Cottonwood Mesa 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](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 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

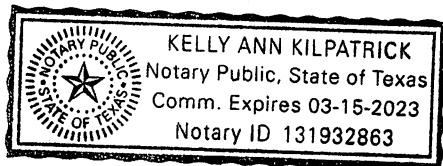
This Management Certificate is effective as of the 18 day of November, 2021.

COTTONWOOD MESA PROPERTY OWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Donna Pires  
Title: AGENT

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Donna Pires, Registered Agent for Cottonwood Mesa Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature: Kelly A. Kilpatrick]  
Notary Public Signature  
189942

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

FILED FOR RECORD  
1:15 PM  
DEC 20 2021

CONNIE HARTMANN, COUNTY CLERK  
LAMPASAS COUNTY, TEXAS  
[Signature] DEPUTY

MANAGEMENT CERTIFICATE  
COTTONWOOD MESA PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS  
COUNTY OF LAMPASAS }

I, Connie Hartmann CLERK OF THE

County Court in and for the County do hereby certify that the foregoing instrument  
with its certificate of authentication was filed for  
record in my office the 20th day of December 2021 at 1:15 o'clock PM  
and duly Recorded the 20th day of December 2021 at 1:30 o'clock PM  
Deed Records of said County, in Vol 592 on page 657-659

WITNESS my hand and seal of the County Court of said County, at office in Lampasas, Texas  
the day and year last above written

Deputy

Connie Hartmann Clerk  
County Court of Lampasas County