

**MANAGEMENT CERTIFICATE****Bullcreek 3B Homeowners Association, Inc.**

The undersigned, being an Officer of Bullcreek 3B Homeowner's 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 Bullcreek 3B (the "Subdivision Development").
2. The name of the Association is Bullcreek 3B Homeowner's Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Spicewood at Bullcreek Section Three, Phase B, Volume 85, Pages 153C-154A, Real Property Records of Travis County, Texas.

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

Management Certificate for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2022048542 of the Official Public Records of Travis County, Texas.

Management Certificate for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2021195406 of the Official Public Records of Travis County, Texas.

Management Certificate for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2013225644 of the Official Public Records of Travis County, Texas.

Management Certificate for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2009205515 of the Official Public Records of Travis County, Texas.

Amended Bylaws for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2003247417 of the Official Public Records of Travis County, Texas.

DCCR for Bullcreek 3B Homeowner's Association, Inc., recorded under Document No. 2000024935 of the Official Public Records of Travis County, Texas.

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

Bullcreek 3B Homeowner's 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

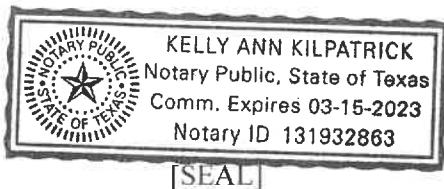
This Management Certificate is effective as of the 14 day of December, 2022.

BULLCREEK 3B HOMEOWNER'S ASSOCIATION, INC.,  
Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 14 day of December, 2022, by  
Doug Plas, Registered Agent for Bullcreek 3B Homeowner's  
Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick  
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**

Dyana Limon-Mercado  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2023043573**

**Apr 25, 2023 09:56 AM**

**Fee: \$38.00**

**GALVANJ**

MANAGEMENT CERTIFICATE  
BULLCREEK 3B HOMEOWNER'S ASSOCIATION, INC.,

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.