

MANAGEMENT CERTIFICATE

CRYSTAL CROSSING (LEANDER) HOMEOWNERS' ASSOCIATION, INC.

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

Crystal Crossing, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded at Document No. 2011020824 in the Official Public Records of Williamson 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 Crystal Crossing, recorded at Document No. 2011020835 in the Official Public Records of Williamson County, Texas.

Landscape Easement Agreement, recorded at Document No. 2011072073 in the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors Crystal Crossing (Leander) Association for Covenants Compliance Inspection, recorded at Document No. 2012008412 of the Official Public Records of Williamson County, Texas.

Resolution to the Board of Directors Adopting Rules for Crystal Crossing (Leander) Homeowners Association, Inc., recorded at Document No. 2012015617 of the Official Public Records of Williamson County, Texas.

Certification, recorded at Document No. 2012063238 in the Official Public Records of Williamson County, Texas.

Maintenance Easement Agreement, recorded as Document No. 2013017840 in the Official Public Records of Williamson County, Texas.

Maintenance Easement Agreement, recorded as Document No. 2013090994 in the Official Public Records of Williamson County, Texas.

First Supplement to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2013090995 in the Official Public Records of Williamson County, Texas.

Utility Easement, recorded as Document No. 2014037862 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:
Crystal Crossing (Leander) Homeowners' Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, Texas 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, Texas 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
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

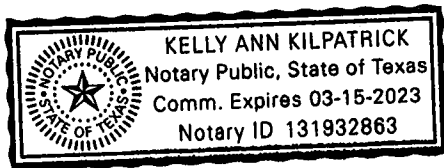
This Management Certificate is effective as of the 15 day of March, 2022.

CRYSTAL CROSSING (LEANDER) HOMEOWNERS'
ASSOCIATION, INC., a Texas nonprofit corporation

By: _____
Name: Doug Plos
Title: Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,
by Doug Plos, Registered Agent for Crystal Crossing
(Leander) Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022036164

Pages: 5 Fee: \$38.00

03/23/2022 09:34 AM

JDISHER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas