

MANAGEMENT CERTIFICATE

Pembroke Farms Homeowners Association, Inc.

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

ALL THAT REAL PROPERTY KNOWN AS PEMBROKE FARMS SUBDIVISION, A SUBDIVISION IN BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9531, PAGE 77 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALL AMENDMENTS TO OR REPLATS OF SAID MAPS AND PLATS, IF ANY.

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

Dedicatory Instrument for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20230114963 of the Official Property Records of Bexar County, Texas.

Policy for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20200097904 of the Official Property Records of Bexar County, Texas.

Amended Bylaws for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20200097899 of the Official Property Records of Bexar County, Texas.

Policy for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20200007504 of the Official Property Records of Bexar County, Texas.

Management Certificate for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20190218518 of the Official Property Records of Bexar County, Texas.

Policy for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20190155375 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20180137942 of the Official Property Records of Bexar County, Texas.

Management Certificate for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20160114990 of the Official Property Records of Bexar County, Texas.

Management Certificate for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20130233967 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20130189013 of the Official Property Records of Bexar County, Texas.

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Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025506 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025510 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025513 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025509 of the Official Property Records of Bexar County, Texas.

Policy for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025508 of the Official Property Records of Bexar County, Texas.

Guidelines for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025507 of the Official Property Records of Bexar County, Texas.

Resolution for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025511 of the Official Property Records of Bexar County, Texas.

Policy for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20120025512 of the Official Property Records of Bexar County, Texas.

Management Certificate for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 20020281033 of the Official Property Records of Bexar County, Texas.

Dedicatory Instrument for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 2000-0003270 of the Official Property Records of Bexar County, Texas.

DCCR for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 95-0035361 of the Official Property Records of Bexar County, Texas.

Affidavit Legal Instrument Subdivision Common Areas and Facilities for Pembroke Farms Homeowners Association, Inc., recorded in Document No. 95-0032703 of the Official Property Records of Bexar County, Texas.

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

Pembroke Farms 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

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 REFI's!)	\$127.00
Premier Lender Questionnaire Bundle (Best Value!)	\$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

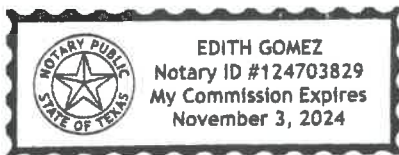
This Management Certificate is effective as of the 3 day of October, 2023.

PEMBROKE FARMS HOMEOWNERS ASSOCIATION, 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 3 day of October, 2023, by Doug Plas, Agent for Pembroke Farms Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



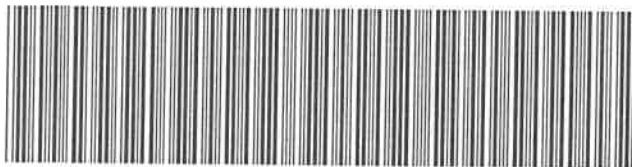
[SEAL]

Edith Gomez
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

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PEMBROKE FARMS HOMEOWNERS ASSOCIATION, INC.



VG-76-2023-20230190269

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230190269
Recorded Date: October 16, 2023
Recorded Time: 12:12 PM
Total Pages: 5
Total Fees: \$38.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
10/16/2023 12:12 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk