

**346967**

**MANAGEMENT CERTIFICATE**

**BUFFALO CREEK RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

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

Buffalo Creek Ranch, a subdivision in Coryell County, Texas, according to the Map or Plat thereof, recorded at Clerk's Instrument No. 340508 in the Official Public Records of Coryell 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, Restrictions, Easements, Charges and Liens for Buffalo Creek Ranch Subdivision, recorded at Document No. 340818 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Buffalo Creek Ranch Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 340819 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Buffalo Creek Ranch Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 340820 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Buffalo Creek Ranch Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 340821 in the Official Public Records of Blanco County, Texas.

Affidavit Authenticating Document, recorded at Document No. 340822 in the Official Public Records of Coryell County, Texas.

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

Buffalo Creek Ranch 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 2 day of December, 2021.

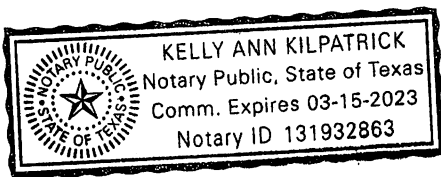
BUFFALO CREEK RANCH PROPERTY OWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: DOUG PLAS  
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF CORYELL §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Plas, Registered Agent Buffalo Creek Ranch Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
BUFFALO CREEK RANCH PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS  
COUNTY OF CORYELL

The above and foregoing is a true and correct copy as  
the same appears on file and recorded in the appropriate  
records of Coryell County, Texas. Thereby certify, on

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DEC 21 2021

DEC 21 2021

*Jennifer T. Newton*

County Clerk  
Coryell County, Texas



*Jennifer T. Newton*  
COUNTY CLERK, CORYELL CO., TEXAS

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