

**THIRD AMENDED MANAGEMENT CERTIFICATE
CEDAR GLEN PROPERTY OWNERS ASSOCIATION.**

The undersigned, being the Managing Agent of Cedar Glen 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 Cedar Glen, First Resubdivision of Treetops Neighborhood, (the "Subdivision Development").
2. The name of the Association is the Cedar Glen Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows: Sections One, Two and Three Cedar Glen, First Resubdivision of Treetops Neighborhood, an addition in Travis County, Texas, as recorded in Book 69, Page 79 of the Plat Records of Travis County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Cedar Glen, First Resubdivision of Treetops Neighborhood, recorded in Volume 6936, Pages 818-827 of the Official Public Records of Travis County, Texas.

Restrictions for Cedar Glen, recorded in Volume 7090 Page 869 of the Official Public Records of Travis County, Texas.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Cedar Glen, First Resubdivision of Treetops Neighborhood, recorded in Volume 8638 Page 943 of the Official Public Records of Travis County, Texas.

5. Other information the Association deems important:

Bylaws of Cedar Glen Property Owners Association, Inc., recorded under Document No. 2022160210 of the Official Public Records of Travis County, Texas.

Document Retention Policy of Cedar Glen Property Owners Association, Inc., recorded under Document No. 2014191785 of the Official Public Records of Travis County, Texas.

Payment Plan Guidelines and Application of Payment Schedule of Cedar Glen Property Owners Association, recorded under Document No. 2014191701 of the Official Public Records of Travis County, Texas.

Record Production and Copying Policy of Cedar Glen Property Owners Association, Inc., recorded under Document No. 2014191694 of the Official Public Records of Travis County, Texas.

6. The name and mailing address of the Association is Cedar Glen Property Owners Association, Inc., c/o Oberg Properties, 1107 RR 620 South, Austin, TX 78734.
7. The name, mailing address, telephone number, and email address of the person or entity managing the Association is Oberg Properties 1107 RR 620 South, Austin, TX 78734; 512-263-5200; info@obergproperties.com.
8. The website at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://caliber.obergproperties.com>.

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9. The following described fees are charged by the Association in relation to a property transfer in the subdivision development:

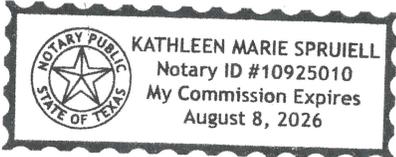
Resale Disclosure (TREC Form) Package and Statement of Account	\$475.00
Resale Disclosure (TREC Form) Package	\$415.00
Premium Lender Questionnaire Bundle	\$225.00
Standard Lender Questionnaire Bundle	\$195.00
Leasing Restrictions Disclosure and CC&Rs	\$55.00
Statement of Account	\$175.00
Refinance Statement of Account	\$175.00
Resale Disclosure	\$175.00
Lender Questionnaire	\$175.00
Custom Lender Questionnaire Fee	\$300.00
Appraiser Questionnaire	\$30.00
Leasing Restrictions Disclosure	\$30.00
Annual Board Meeting Minutes	\$30.00
Annual Financials	\$40.00
Articles of Incorporation	\$25.00
Budget	\$40.00
Bylaws	\$35.00
CC&Rs	\$40.00
Current Unaudited Financial Documents	\$30.00
Engineer's Report/Inspection Report	\$65.00
Insurance Declaration Page	\$30.00
Regular Meeting Minutes	\$55.00
Reserve Report	\$45.00
Resolutions and Policies	\$30.00
Rules and Regulations	\$30.00
Unit Ledger	\$35.00
Demand Update Fee (1-14 Days)	\$0.00
Demand Update Fee (15-45 Days)	\$30.00
Demand Update Fee (46-90 Days)	\$50.00
Refinance Demand Update Fee (1-14 Days)	\$0.00
Refinance Demand Update Fee (15-45 Days)	\$30.00
Refinance Demand Update Fee (46-90 Days)	\$50.00
Resale Disclosure Update Fee (1-180 Days)	\$75.00
Questionnaire Update Fee (1-30 Days)	\$25.00
Transfer Fee	\$250.00
Demand Rush Fee (3 Business Days)	\$100.00
Demand Rush Fee (5 Business Days)	\$75.00
Resale Disclosure Rush Fee (3 Business Days)	\$100.00
Resale Disclosure Rush Fee (5 Business Days)	\$75.00
Multi-Product Rush Fee (3 Business Days)	\$100.00
Multi-Product Rush Fee (5 Business Days)	\$75.00
Additional Product 1/Leasing Restrictions Rush Fee (2 Business Days)	\$25.00
Lender Questionnaire Rush Fee (2 Business Days)	\$50.00
Added Rush Fee	\$25.00

This Management Certificate is effective as of 16th, September 2024.

By: *Mary Lynn Oberg*
Mary Lynn Oberg, Managing Agent

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 16th of September, 2024, by Mary Lynn Oberg, registered agent of the Cedar Glen Property Owners Association, Inc. a Texas nonprofit corporation on behalf of said corporation.



Kathleen M Spruiell
Notary Public

RETURN

AFTER RECORDING RETURN TO:
Cedar Glen Property Owners Association, Inc.
c/o Oberg Properties
1107 RR 620 South
Austin, TX 78734

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



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

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Oct 18, 2024 02:32 PM

Fee: \$33.00 LOPEZK4