



MANAGEMENT CERTIFICATE

Pecan Park Garden Estates Condominiums

The undersigned, being an Officer of Pecan Park Garden Estates Condominiums (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 Pecan Park Garden Estates Condominiums (the "Subdivision Development").
2. The name of the Association is PPGE Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

28.95 Acres of Land, a portion of lots 12-24, Block B, Pecan Park Subdivision for Pecan Park Garden Estates Condominiums recorded under Document No. 2006083976 of 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:

Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 22007020927 of the Official Public Records of Williamson County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2007031998 of the Official Public Records of Williamson County, Texas.

Supplement and Amendment to Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 20190090197 of the Official Public Records of Williamson County, Texas.

Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2008075013 of the Official Public Records of Williamson County, Texas.

Consent of Mortgagee for Pecan Park Garden Estates Condominiums recorded under Document No. 2008075014 of the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2009010314 of the Official Public Records of Williamson County, Texas.

Second Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2011009232 of the Official Public Records of Williamson County, Texas.

Third Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2011010333 of the Official Public Records of Williamson County, Texas.

Fourth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2011086921 of the Official Public Records of Williamson County, Texas.

Fifth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2012018297 of the Official Public Records of Williamson County, Texas.

Declarant Appointment of Directors and Officers for Pecan Park Garden Estates Condominiums recorded under Document No. 2012064102 of the Official Public Records of Williamson County, Texas.

Sixth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2012065656 of the Official Public Records of Williamson County, Texas.

Seventh Amendment to Declaration of Condominium Regime and Second Amended and Restated Declarations of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums recorded under Document No. 2014095993 of the Official Public Records of Williamson County, Texas.

Community Manual for Pecan Park Garden Estates Condominiums recorded under Document No. 2013014491 of the Official Public Records of Williamson County, Texas.

Supplement to Community Manual for Pecan Park Garden Estates Condominiums recorded under Document No. 2013087665 of the Official Public Records of Williamson County, Texas.

Board Action Taken in Lieu of Directors Meeting for Pecan Park Garden Estates Condominiums recorded under Document No. 2015010971 of the Official Public Records of Williamson County, Texas.

Second Amendment to the Bylaws for Pecan Park Garden Estates Condominiums recorded under Document No. 2019033141 of the Official Public Records of Williamson County, Texas

Fourth Amendment to the Bylaws for Pecan Park Garden Estates Condominiums recorded under Document No. 2019004421 of the Official Public Records of Williamson County, Texas.

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

Pecan Park Garden Estates Condominiums
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 (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

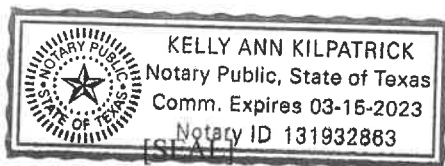
This Management Certificate is effective as of the 20 day of OCTOBER, 2022.

PECAN PARK GARDEN ESTATES CONDOMINIUMS,
Texas nonprofit corporation

By: _____
Name: Doug Plas
Title: Registered Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____ day of _____, 2022, by
Douglas, Registered Agent for PECAN PARK GARDEN ESTATES
CONDOMINIUMS, a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

(2)
E Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022125206

PMC Fee: \$42.00
11/04/2022 11:03 AM

CFIRESTONE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas