



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 16, 2021 10:09 AM Fee: \$38.00

**2021274587**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**

**PFLUGERVILLE CAMBRIDGE ESTATES HOMEOWNERS' ASSOCIATION**

The undersigned, being an Officer of Pflugerville Cambridge Estates Homeowners' Association (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 Cambridge Estates Section 1 (the "Subdivision Development").
2. The name of the Association is Pflugerville Cambridge Estates Homeowners' Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

Cambridge Estates Section 1, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 100, Page 77 through 79 in the Plat Records of Travis County, Texas.

Cambridge Estates Section 3, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200300054 in the Plat Records of Travis County, Texas.

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

Master Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 1999046593 in the Official Public Records of Travis County, Texas.

Cambridge Estates Section One Supplemental Declaration of Restrictions, Covenants and Conditions, recorded at Document No. 1999046594 in the Official Public Records of Travis County, Texas.

Cambridge Estates Section Three Supplement Declaration of Restrictions, Covenants and Conditions, recorded at Document No. 200309723 in the Official Public Records of Travis County, Texas.

Amendment of Design Guidelines Pflugerville Cambridge Estates Homeowners' Association, Inc., recorded at Document No. 2009177426 in the Official Public Records of Travis County, Texas.

Notice of Governing Documents for Pflugerville Cambridge Estates Homeowners' Association, Inc., recorded at Document No. 200971473 in the Official Public Records of Travis County, Texas.

Amendment to Bylaws of Pflugerville Cambridge Estates Homeowners' Association, Inc., recorded at Document No. 2010136578 in the Official Public Records of Travis County, Texas.

Cambridge Estates Variance, recorded at Document No. 2012153546 in the Official Public Records of Travis County, Texas.

Cambridge Estates Variance, recorded at Document No. 2012153547 in the Official Public Records of Travis County, Texas.

Pflugerville Cambridge Estates Community Manual recorded at Document No. 2012165533 in the Official Public Records of Travis County, Texas.

Secretary's Certificate, recorded at Document No. 2014023307 in the Official Public Records of Travis County, Texas.

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

Pflugerville Cambridge Estates Homeowners' Association  
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

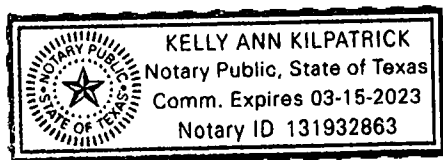
This Management Certificate is effective as of the 6 day of December, 2021.

PFLUGERVILLE CAMBRIDGE ESTATES HOMEOWNERS'  
ASSOCIATION, a Texas nonprofit corporation

By: [Signature]  
Name: LONG FMS  
Title: AGENT

THE STATE OF TEXAS       §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 6 day of December, 2021, by Dorey PLAS, Registered Agent for Pflugerville Cambridge Estates Homeowners' Association, 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

MANAGEMENT CERTIFICATE  
PFLUGERVILLE CAMBRIDGE ESTATES HOMEOWNERS' ASSOCIATION