

*Janet Parker*

Janet Parker, County Clerk

Burnet County, TX

Pages: 4

CERT Fee: \$38.00

**MANAGEMENT CERTIFICATE****MUSTANG RIDGE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**

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

Mustang Ridge Estates, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Clerk's No. 201702636 in the Map and Plat Records of Burnet 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, and Restrictions for Mustang Ridge Estates Subdivision, recorded at Document No. 201702745 in the Official Public Records of Burnet County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Mustang Ridge Estates Subdivision, recorded at Document No. 201702788 in the Official Public Records of Burnet County, Texas.

Certificate of Filing, recorded at Document No. 201712437 in the Official Public Records of Burnet County, Texas.

Resolution of Mustang Ridge Estates, LLC Transfer of ACC Appointment Authority, recorded at Document No. 201801250 in the Official Public Records of Burnet County, Texas.

Unanimous Written Consent of Members of Mustang Ridge Estates Property Owners' Association, Inc. in Lieu of Organizational Meeting, recorded at Document No. 201803103 in the Official Public Records of Burnet County, Texas.

Bylaws of Mustang Ridge Estates Property Owners' Association, Inc., a Nonprofit Corporation, recorded at Document No. 201803104 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of Mustang Ridge Estates Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 202016919 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of Mustang Ridge Estates Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 202016920 in the Official Public Records of Burnet County, Texas.

5. The name and mailing address of the Association is:
- Mustang Ridge Estates 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 4 day of December, 2021.

MUSTANG RIDGE ESTATES PROPERTY OWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Donny Plais  
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on 4 day of December, 2021, by Donny Plais, Registered Agent, for Mustang Ridge Estates 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  
MUSTANG RIDGE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.