

MANAGEMENT CERTIFICATE
OF
TANNER RANCH RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Tanner Ranch Residential Community, 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: Tanner Ranch.
2. The name of the Association: Tanner Ranch Residential Community, Inc.,
a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Williamson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Tanner Ranch, recorded as Document No. 2023044846, in the Official Public Records of Williamson County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Tanner Ranch Residential Community, Inc., a Texas nonprofit corporation, c/o PAMco, Attn: Fernando Urrutia, 700 Market Street, Building 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Tanner Ranch Residential Community, Inc., c/o PAMco
Attn:	Fernando Urrutia
Mailing Address:	700 Market Street, Building 3 Cedar Park, Texas 78613
Telephone Number:	(737) 707-4672
Email Address:	Fernando@PAMcotx.com
7. Website to access the Association's dedicatory instruments:
www.pamcotx.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in those amounts as set forth in Attachment 2 to this Management Certificate. The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded in the Official Public Records of Williamson County, Texas.

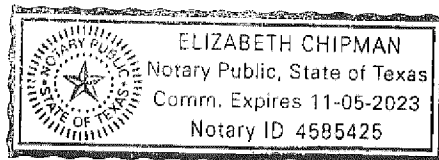
**TANNER RANCH
RESIDENTIAL COMMUNITY, INC.,**
a Texas nonprofit corporation

By: Jenna Edge
Name: Jenna Edge
Title: President

STATE OF TEXAS §
 §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 31 day of May, 2023, by Jenna Edge, as Director of Tanner Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Elizabeth Chipman
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Tanner Ranch, recorded under Document No. 2023044846, Official Public Records of Williamson County, Texas.
2. Tanner Ranch Community Manual, recorded under Document No. 2023045045, Official Public Records of Williamson County, Texas.
3. Tanner Ranch Adoption of Working Capital Assessment, recorded under Document No. 2023046396, Official Public Records of Williamson County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
TANNER RANCH

ATTACHMENT 2

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

Working Capital Assessment	\$250.00
Transfer Fee (paid at close)	\$200.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
<i>(includes the resale certificate, all of the governing documents, financials, budget, and insurance and the statement of account)</i>	
Resale Disclosure (TREC Form)	\$575.00
<i>(includes all of the governing documents, financials, budget and insurance and the lender questionnaire)</i>	
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
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
<i>(includes the resale certificate, all of the governing documents, financials, budget, and insurance)</i>	
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

ATTACHMENT 2

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TANNER RANCH

"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
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(includes the resale certificate, all of the governing documents, financials, budget, and insurance)

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

ATTACHMENT 2

MANAGEMENT CERTIFICATE
TANNER RANCH

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023073043

Pages: 6 Fee: \$42.00

08/31/2023 11:56 AM

LMUELLER



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas