

**MANAGEMENT CERTIFICATE**

**THE VILLAGE AT WOODLAKE COUNTRY CLUB HOMEOWNERS ASSOCIATION**

The undersigned, being an Officer of The Village at Woodlake Country Club 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 The Village at Woodlake Country Club (the "Subdivision Development").
2. The name of the Association is The Village at Woodlake Country Club Homeowners Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

The Village at Woodlake Country Club, a condominium regime in Bexar County, Texas, according to the Map or Plat thereof, recorded in Exhibit A of the Condominium Declaration for The Village at Woodlake Country Club at Document No. 631067 in the Official Public Records of Bexar County, Texas.

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

Condominium Declaration for The Village at Woodlake Country Club, recorded at Document No. 631067 in the Official Public Records of Bexar County, Texas.

By-Laws of The Village at Woodlake Country Club Homeowners Association, recorded at Document No. 20170210597 in the Official Public Records of Bexar County, Texas.

The Village of Woodlake Country Club Home Owner's Association Rules & Regulations, recorded at Document No. 20170210598 in the Official Public Records of Bexar County, Texas.

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

The Village at Woodlake Country Club 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/>.

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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 REFI's!)	\$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

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W-9

\$0.00

This Management Certificate is effective as of the 15 day of December, 2021.

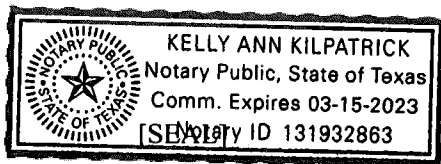
THE VILLAGE AT WOODLAKE COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, a Texas nonprofit  
corporation


By:   
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on 15 day of December, 2021, by Doug Plas, Registered Agent The Village at Woodlake Country Club Homeowners Association, a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

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THE VILLAGE AT WOODLAKE COUNTRY CLUB HOMEOWNERS ASSOCIATION

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210354469  
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**Total Pages:** 4  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/22/2021 8:31 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk