**MANAGEMENT CERTIFICATE****Spanish Oaks East Village Condominium Community, Inc.**

The undersigned, being an Officer of Spanish Oaks East Village Condominium 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 is East Village Condominiums (the "Subdivision Development").
2. The name of the Association is Spanish Oaks East Village Condominium Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
4306 Flameleaf Sumac, Bee Cave, Texas 78738
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Access Easement Agreement for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2003286382 of the Official Public Records of Travis County, Texas.

First Amendment to Amended and Restated Declaration for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2016159263 of the Official Public Records of Travis County, Texas.

Amended and Restated Declaration of Condominium Regime for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2016158271 of the Official Public Records of Travis County, Texas.

Second Amendment to Amended and Restated Declaration for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2018020435 of the Official Public Records of Travis County, Texas.

Community Manual to Amended and Restated Declaration for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2018124795 of the Official Public Records of Travis County, Texas.

Third Amendment to Amended and Restated Declaration for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2018136030 of the Official Public Records of Travis County, Texas.

Certificate of Formation to Amended and Restated Declaration for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 4829-0699-6792v.4 53050-22 of the Official Public Records of Travis County, Texas.

Certified Resolutions of the Board of Directors for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021271503 of the Official Public Records of Travis County, Texas.

First Amendment to Community Manual for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2020224669 of the Official Public Records of Travis County, Texas.

2<sup>nd</sup> Amendment to Community Manual for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021110517 of the Official Public Records of Travis County, Texas.

Certified Resolutions for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021178855 of the Official Public Records of Travis County, Texas.

Certified Resolutions for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021178856 of the Official Public Records of Travis County, Texas.

Appointment of Agent and Trustee for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021178903 of the Official Public Records of Travis County, Texas.

Supplement to Community Manual for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2021192550 of the Official Public Records of Travis County, Texas.

Adopting Allocation of Impervious Cover for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2022092416 of the Official Public Records of Travis County, Texas.

Amending By-laws for Spanish Oaks East Village Condominium Community, Inc recorded under Document No. 2023002670 of the Official Public Records of Travis County, Texas.

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

Spanish Oaks East Village Condominium Community, 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

MANAGEMENT CERTIFICATE

SPANISH OAKS EAST VILLAGE CONDOMINIUM COMMUNITY, INC.

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

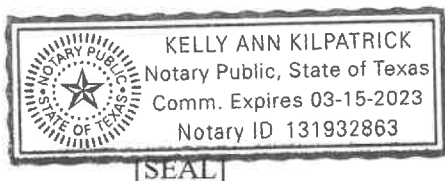
This Management Certificate is effective as of the 20 day of February, 2023

THE SPANISH OAKS EAST VILLAGE CONDOMINIUM  
COMMUNITY, INC. Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 28 day of February, 2023, by  
Doug Plas, Registered Agent for Spanish Oaks East Village  
Condominium Community, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park. TX 78613

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



Dyana Limon-Mercado  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**2023043574**

**Apr 25, 2023 09:56 AM**

**Fee: \$38.00**

**GALVANJ**

MANAGEMENT CERTIFICATE  
SPANISH OAKS EAST VILLAGE CONDOMINIUM COMMUNITY, INC.