

**MANAGEMENT CERTIFICATE**  
**SOUTHGROVE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an Officer of Southgrove 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 is Southgrove (the "Subdivision Development").
2. The name of the Association is Southgrove Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Trails at Windy Hill Phase 1, a subdivision in Hays County, Texas, according to the Map or Plat thereof, recorded at CFN No. 19046208 in the Plat Records of Hays County, Texas.

Trails at Windy Hill, Phase 2, a subdivision in Hays County, Texas, according to the Map or Plat thereof, recorded at Document No. 20050099 in the Official Public Records of Hays County, Texas.

Trails at Windy Hill, Phase 3, a subdivision in Hays County, Texas, according to the Map or Plat thereof, recorded at Document No. 21008432 in the Official Public Records of Hays 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 Southgrove, recorded at Document No. 20002242 in the Official Public Records of Hays County, Texas.

Southgrove Community Manual, recorded at Document No. 20005337 in the Official Public Records of Hays County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Southgrove [Phase 2], recorded at Document No. 20056033 in the Official Public Records of Hays County, Texas.

Southgrove First Supplement to Community Manual, recorded at Document No. 21022001 in the Official Public Records of Hays County, Texas.

Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Southgrove [Phase 3], recorded at Document No. 21027289 in the Official Public Records of Hays County, Texas.

Southgrove Second Supplement to Community Manual Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded at Document No. 21048651 in the Official Public Records of Hays County, Texas.

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

Southgrove Residential 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
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
W-9	\$0.00

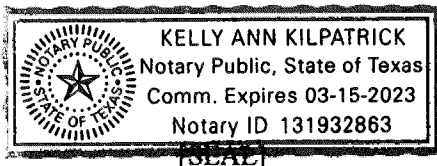
This Management Certificate is effective as of the 13 day of December, 2021.

SOUTHGROVE RESIDENTIAL COMMUNITY, INC., a Texas  
nonprofit corporation

By: [Signature]  
Name: Doug Plas  
Title: AGENT

THE STATE OF TEXAS       §  
COUNTY OF HAYS       §

This instrument was acknowledged before me on 13 day of December, 2021, by  
Doug Plas, Registered Agent for Southgrove Residential Community,  
Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
SOUTHGROVE RESIDENTIAL COMMUNITY, INC.

**THE STATE OF TEXAS  
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

21070089 CERTIFICATE  
12/22/2021 10:52:27 AM Total Fees: \$38.00

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas

