

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
VALLEY VIEW RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent of Valley View Residential Community, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Valley View.
2. Name of Association: The name of the Association is Valley View Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions Valley View" recorded in the Official Public Records of Real Property Williamson County, Texas under Clerk's File No. 2020047270. Which said Exhibit "A" is incorporated herein by reference.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Valley View.
 - b. Recording Information:
 - (1) Williamson County Clerk's File No. 2020047270.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Valley View Residential Community, Inc. c/o PMP Management, 551 S IH 35, Suite 150, Round Rock, TX 78664.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMP Management. Address: 551 S IH35 Suite 150, Round Rock, Texas 78664. Phone No.: 512.381.2919. Email Address: Areyes@pmpmanage.com.
7. The Association's Dedicatory Instruments are available to Members online at:
www.valleyviewresidential.com

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$75.00
Minutes (For Respective Year)	\$50.00
Demand/Closing Statement/Required Statement	\$ 200.00
Documents Package	\$ 235.00
Lender Package	\$ 185.00
Rush Fee (1-Business Day)	\$350.00
Rush Fee (3-Business Days)	\$ 250.00
Rush Fee (5-Business Days)	\$150.00
Transfer Fee	\$ 250.00
Resale Property Inspection Fee	\$ 250.00
Working Capital Assessment [Declaration Article 6, Section 6.8]	Each Owner will pay a one-time Working Capital Assessment to the Association. The Amount of the Working Capital Assessment is \$150.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot. Some exemptions may apply.

Executed on this 8 day of OCTOBER, 2025.

VALLEY VIEW RESIDENTIAL COMMUNITY, INC.

By: PMP Management,
Managing Agent

By: Amber Reyes

Printed: Amber Reyes

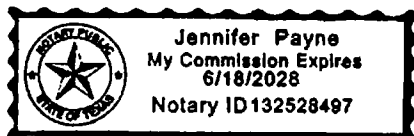
Its: Vice President of Community Management as agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 8 day of OCTOBER, 2025 personally appeared AMBER REYES Community Manager of PMP Management, Managing Agent for Valley View Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025080938

Pages: 4 Fee: \$33.00

10/14/2025 08:27 AM

KOROURKE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas