

*Janet Parker*

Janet Parker, County Clerk

Burnet County, TX

Pages: 4

CERT Fee: \$38.00

**MANAGEMENT CERTIFICATE****THE RANCHES AT BLACKBUCK RIDGE PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, being an Officer of The Ranches at Blackbuck Ridge Property Owners' Association, 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 The Ranches at Blackbuck Ridge (the "Subdivision Development").
2. The name of the Association is The Ranches at Blackbuck Ridge Property Owners' Association, Inc. (the "Association").

3. The recording data for the Subdivision Development is as follows:

The Ranches at Blackbuck Ridge, Section One, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Document No. 201710001 in the Official Public Records of Burnet County, Texas.

The Ranches at Blackbuck Ridge, Section Two, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Document No. 201802250 in the Official Public Records of Burnet 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 for The Ranches at Blackbuck Ridge Subdivision, recorded at Document No. 201710017 in the Official Public Records of Burnet County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for The Ranches at Blackbuck Ridge Subdivision to Annex Property – Section Two, recorded at Document No. 201802259 in the Official Public Records of Burnet County, Texas.

Variance, recorded at Document No. 201906280 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of The Ranches at Blackbuck Ridge Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 201800358 in the Official Public Records of Burnet County, Texas.

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

The Ranches at Blackbuck Ridge Property Owners' Association, 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 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

MANAGEMENT CERTIFICATE

THE RANCHES AT BLACKBUCK RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

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 18 day of November, 2021.

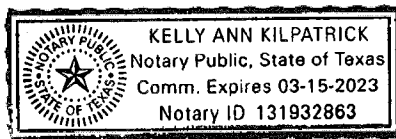
THE RANCHES AT BLACKBUCK RIDGE PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

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

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for The Ranches at Blackbuck Ridge Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick  
 Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
 THE RANCHES AT BLACKBUCK RIDGE PROPERTY OWNERS' ASSOCIATION, INC.