



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 23, 2022 09:28 AM Fee: \$38.00

2022053042

Electronically Recorded

MANAGEMENT CERTIFICATE

MADRONE RANCH PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Madrone Ranch 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 Madrone Ranch (the "Subdivision Development").
2. The name of the Association is Madrone Ranch Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

The Madrone Ranch, a subdivision in Travis County, Texas, according to the Map or Plat thereof recorded at Document No. 199900251 of the Official Public Records of Travis 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 of The Madrone Ranch, recorded at Document No. 1999081557 of the Official Public Records of Travis County, Texas.

Bylaws of Madrone Ranch Property Owners Association attached to Affidavit of Clint Parsley recorded at Document No. 2000030521 of the Official Public Records of Travis County, Texas.

Madrone Ranch Architectural Control Committee Guidelines attached to Affidavit of Clint Parsley recorded at Document No. 2000030521 of the Official Public Records of Travis County, Texas.

Electric Utility Easement, recorded at Document No. 2005172106 of the Official Public Records of Travis County, Texas.

Electric Utility Easement, recorded at Document No. 26006543 of the Official Public Records of Travis County, Texas.

Water Line Easement and Right-of-Way, recorded at Document No. 2007119904 of the Official Public Records of Travis County, Texas.

Water Line Easement and Right-of-Way, recorded at Document No. 2007119905 of the Official Public Records of Travis County, Texas.

Appointment of Members of Architectural Committee, recorded as Document No. 2010099262 in the Official Public Records of Travis County, Texas.

Partial Assignment of Declarant Rights, recorded as Document No. 2017034746 in the Official Public Records of Travis County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions of The Madrone Ranch, recorded as Document No. 2017095918 in the Official Public Records of Travis County, Texas.

Non-Exclusive Roadway Easement Agreement, recorded at Document No. 2019197054 of the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:
Madrone Ranch Property Owners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, Texas 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, Texas 78613
Tel: (512) 918-8100
Email: 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

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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

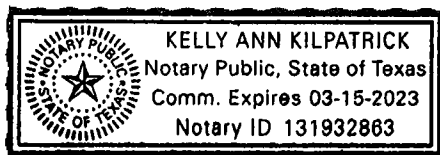
This Management Certificate is effective as of the 15 day of March, 2022.

MADRONE RANCH PROPERTY OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: _____
Name: DAUG PLAS
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,
by DAUG PLAS, Registered Agent for Madrone Ranch 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

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MADRONE RANCH PROPERTY OWNERS ASSOCIATION, INC.