

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 17, 2021 11:08 AM Fee: \$38.00

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Electronically Recorded

This page is
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MANAGEMENT CERTIFICATE
THURMAN BEND ESTATES OWNERS ASSOCIATION, INC.

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

Thurman Bend Estates, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 95, Page 233 in the Plat Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Thurman Bend Estates Subdivision Declaration of Covenants, Conditions and Restrictions, recorded at Volume 12496, Page 12 in the Official Public Records of Travis County, Texas.

Thurman Bend Estates Subdivision First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 5609297 in the Official Public Records of Travis County, Texas.

Grant of Easements, recorded at Document No. 5609298 in the Official Public Records of Travis County, Texas.

Thurman Bend Estates Subdivision Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 5772672 in the Official Public Records of Travis County, Texas.

Thurman Bend Estates Subdivision Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions, recorded at Document No. 5914447 in the Official Public Records of Travis County, Texas.

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

Thurman Bend Estates 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

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

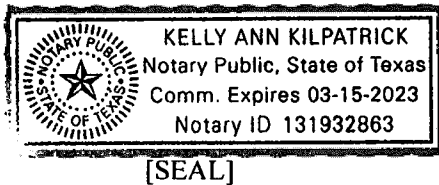
This Management Certificate is effective as of the 19 day of November, 2021.

THURMAN BEND ESTATES OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: DONALD W. HEN
Title: VP

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 19 day of November, 2021, by Dana Plas, Registered Agent Thurman Bend Estates Owners Association, 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
THURMAN BEND ESTATES OWNERS ASSOCIATION, INC.