

## MANAGEMENT CERTIFICATE

### Estates at Sawyer Ranch Community, Inc.

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

ALL THAT REAL PROPERTY KNOWN AS ESTATES AT SAWYER RANCH COMMUNITY, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER DOCUMENT NO. 18027746, 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:

Management Certificate for Estates at Sawyer Ranch Community, Inc. recorded in Document No. 21065652 of the Official Property Records of Hays County, Texas

Amended/Revised/Supplemental DCCR for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 20048775 of the Official Public Records of Hays County, Texas.

Quitclaim Deed for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 19019583 of the Official Public Records of Hays County, Texas.

Amended/Revised/Supplemental DCCR for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 19002219 of the Official Public Records of Hays County, Texas.

Amended/Revised/Supplemental DCCR for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 19001864 of the Official Public Records of Hays County, Texas.

Management Certificate for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 18028206 of the Official Public Records of Hays County, Texas.

DCCR for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 18027746 of the Official Public Records of Hays County, Texas.

Adoption for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 18028197 of the Official Public Records of Hays County, Texas.

Community Manual for Estates at Sawyer Ranch Community, Inc. recorded under Document No. 18028600 of the Official Public Records of Hays County, Texas.

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

Estates at Sawyer Ranch 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 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



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



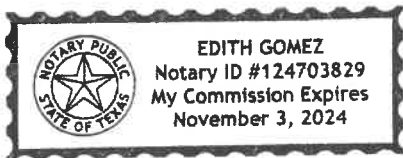
This Management Certificate is effective as of the 6 day of SEPTEMBER, 2023.

ESTATES AT SAWYER RANCH COMMUNITY, INC.  
Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 6 day of September, 2023, by Doug Plas, Agent for Estates at Sawyer Ranch Community, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Edith Gomez  
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park. TX 78613

**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.

**23036446      CERTIFICATE**  
**10/02/2023 04:33:31 PM    Total Fees: \$38.00**

 *Elaine H. Cardenas*

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