

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 23, 2022 09:29 AM Fee: \$38.00

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Electronically Recorded

MANAGEMENT CERTIFICATE
CARRINGTON COURT RESIDENTIAL COMMUNITY, INC.

The undersigned, being an Officer of Carrington Court Residential 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 Carrington Court (the "Subdivision Development").
2. The name of the Association is Carrington Court Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Carrington Court, a subdivision in Travis County, Texas, according to Exhibit A to that Certain Declaration of Covenants, Conditions and Restrictions Carrington Court [Travis County, Texas], recorded at Document No. 2014100222 in 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 Carrington Court [Travis County, Texas], recorded at Document No. 2014100222 in the Official Public Records of Travis County, Texas.

R-O-W License Agreement, recorded at Document No. 2014149275 in the Official Public Records of Travis County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions Carrington Court (Travis County, Texas), recorded at Document No. 2015075530 in the Official Public Records of Travis County, Texas.

Carrington Court Adoption of Working Capital Assessment, recorded at Document No. 2015162838 in the Official Public Records of Travis County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions Carrington Court (Travis County, Texas), recorded as Document No. 2015186610 in the Official Public Records of Travis County, Texas.

Carrington Court Amended and Restated Community Manual, recorded as Document No. 2015186611 in the Official Public Records of Travis County, Texas.

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

Carrington Court Residential 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
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

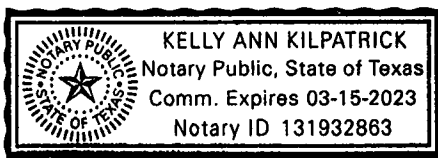
This Management Certificate is effective as of the 15 day of March, 2022.

CARRINGTON COURT RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: _____
Name: Doug Pugh
Title: Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,
by Doug Pugh, Registered Agent for Carrington Court
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE
CARRINGTON COURT RESIDENTIAL COMMUNITY, INC.