

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**PRADERA RESIDENTIAL COMMUNITY, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HAYS         §

The undersigned, being the Managing Agent of Pradera Residential Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Pradera.
2. Name of Association: The name of the Association is Pradera Residential Community, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Pradera Master Covenant [*Residential*]" recorded in the Official Public Records of Real Property of Hays County, Texas under Clerk's File No. 23023233 (which said Exhibit A" is incorporated herein by reference).
4. Recording Data for the Declaration\*:
  - a. Documents:
    - (1) Pradera Master Covenant [*Residential*].
    - (2) Pradera Development Area Declaration [*Residential*].
  - b. Recording Information:
    - (1) Hays County Clerk's File No. 23023233.
    - (2) Hays County Clerk's File No. 23023354.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Pradera Residential Community, Inc. c/o PMP Management, 551 S IH35 Suite 150, Round Rock, Texas 78664.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMP Management c/o Amber Reyes. Address: 551 S IH35 Suite 150, Round Rock, Texas 78664. Phone No.: 512.381.2919. Email Address: areyes@pmpmanage.com.
7. The Association's Dedicatory Instruments are available to Members online at:  
www.praderahoa.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Demand/Closing Statement/Required Statement	\$200.00
Documents Package (each)	\$235.00
Lender Package	\$185.00
Minutes (for respective year)	\$50.00
Rush Fee	1-Business Day: \$350.00 3-Business Day: \$250.00 5-Business Day: \$150.00
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Transfer Fee	\$250.00
Resale Property Inspection Fee	\$250.00
Working Capital Assessment [Declaration Article 5, Section 5.8]	Each Owner (other than Declarant) will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$300.00. The Working Capital Assessment will be due and payable to the Association immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions may apply.

Executed on this 10<sup>th</sup> day of September, 2025.

**PRADERA RESIDENTIAL COMMUNITY, INC.**

By: PMP Management,  
Managing Agent

By: [Signature]

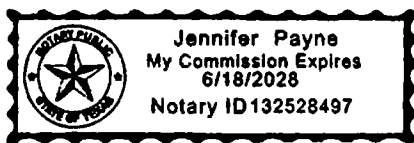
Printed: Nicole Hart

Its: Community Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 10<sup>th</sup> day of September, 2025 personally appeared NICOLE, HART of PMP Management, Managing Agent for Pradera Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**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.

25033974 CERTIFICATE  
09/11/2025 02:36:04 PM Total Fees: \$33.00

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

