FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Rebecca Guerrero, County Clerk
Travis County, Texas

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

2022053046

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 <u>Declaration of Covenants, Conditions and Restrictions Carrington Court [Travis County, Texas]</u>, 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:

<u>Declaration of Covenants, Conditions and Restrictions Carrington Court [Travis County, Texas]</u>, 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.

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

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

<u>Carrington Court Amended and Restated Community Manual</u>, 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)		
Statement of Account 1 business days Rush Fee		
Statement of Account 2 business days Rush Fee		
Statement of Account 3 business days Rush Fee		
Resale Disclosure 1 business days Rush Fee		
Resale Disclosure 2 business days Rush Fee		
Resale Disclosure 3 business days Rush Fee		
Multi-Product Order 1 business days Rush Fee		
Multi-Product Order 2 business days Rush Fee	\$100.00	
Multi-Product Order 3 business days Rush Fee		
Lender Questionnaire 1 business days Rush Fee		
Lender Questionnaire 2 business days Rush Fee		
Rush Existing Order (*Add this fee to Rush Fees)		
Statement of Account Update from 1 to 14 days		
Statement of Account Update from 15 to 45 days		
Statement of Account Update from 46 to 90 days		
Refinance Statement of Account Update from 1 to 14 days		
Refinance Statement of Account Update from 15 to 45 days		
Refinance Statement of Account Update from 46 to 90 days		
Resale Disclosure Update from 1 to 14 days		
Resale Disclosure Update from 15 to 45 days		
Resale Disclosure Update from 46 to 90 days		
Lender Questionnaire Update from 1 to 31 days		
Premier Resale Package (TREC Form, Statement of Account, and Association		
Documents)		
"Resale Disclosure (TREC Form) and Complete Association Documents	\$375.00	
Package"		
Statement of Account Only (No Assoc Docs)		
Owner's Account Statement (REQUIRED FOR REFIs!)		
Premier Lender Questionnaire Bundle (Best Value!)		
Standard Lender Questionnaire Package	\$175.00	
"Bank Owned Property Package (REQUIRED FOR	\$375.00	
FORECLOSED PROPERTIES)"		
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	
MENT CERTIFICATE		

MANAGEMENT CERTIFICATE

CARRINGTON COURT RESIDENTIAL COMMUNITY, INC.

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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

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This Management Certificate is effecti	ive as of the 15 day of MMCL., 2022.
	CARRINGTON COURT RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation By: Name: Title:
THE STATE OF TEXAS §	
COUNTY OF WILLIAMSON §	
by Douglas,	d before me on 15 day of March, 2022, Registered Agent for Carrington Court nonprofit corporation, on behalf of said corporation.
KELLY ANN KILPATRICK Notary Public, State of Texas Comm. Expires 03-15-2023 Notary ID 131932863	Notary Public Signature
[SEAL]	riotaly a agree signature
AFTER RECORDING RETURN TO:	
Gregory S. Cagle CAGLE PUGH, LTD., LLP 4301 Westbank Dr. A-150	

Austin, Texas 78746