

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 17, 2021 10:36 AM Fee: \$38.00

**2021275593**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
SPRINGBROOK OWNERS ASSOCIATION, INC.**

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

Springbrook One, Section 1, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 87, Page 168B through 169A in the Plat Records of Travis County, Texas.

Springbrook One, Section Two, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 98, Page 146 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:

Declaration of Covenants, Conditions and Restrictions – Springbrook One, Section One, recorded at Document No. 5525842 in the Official Public Records of Travis County, Texas.

Declaration of Covenants, Conditions, and Restrictions Springbrook One, Section Two, recorded at Document No. 5582165 in the Official Public Records of Travis County, Texas.

Special Warranty Deed, recorded at Document No. 5598313 in the Official Public Records of Travis County, Texas.

Notice to Purchasers, recorded at Document No. 5599392 in the Official Public Records of Travis County, Texas.

Sanitary Sewer Easement, recorded at Document No. 1999044669 in the Official Public Records of Travis County, Texas.

Affidavit and Notice of the Dedicatory Instruments of the Springbrook Owners Association, Inc., recorded at Document No. 2000062820 in the Official Public Records of Travis County, Texas.

Warranty Deed, recorded at Document No. 2004036568 in the Official Public Records of Travis County, Texas.

Springbrook Owners Association Policies, recorded at Document No. 2011190866 in the Official Public Records of Travis County, Texas.

Springbrook Owners Association Policies, recorded at Document No. 2015035515 in the Official Public Records of Travis County, Texas.

Springbrook Owners Association, Inc. Resolution Adopting a Records Retention and Production Policy, recorded at Document No. 2020011896 in the Official Public Records of Travis County, Texas.

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

Springbrook 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](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 19 day of November, 2021.

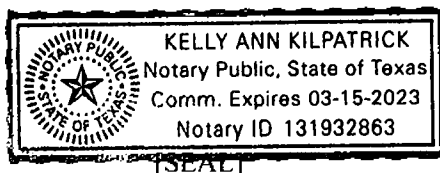
SPRINGBROOK OWNERS ASSOCIATION, INC., a Texas  
nonprofit corporation

By: [Signature]  
Name: Doug Plms  
Title: AGENT

THE STATE OF TEXAS       §

COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 19 day of November, 2021, by  
Doug Plms, Registered Agent Springbrook 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  
SPRINGBROOK OWNERS ASSOCIATION, INC.