

**MANAGEMENT CERTIFICATE  
WHITT RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

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

Whitt Ranch, a subdivision in Williamson County, Texas, according to the Map or Plat thereof recorded at Document No. 2017103645 of the Official Public Records of Williamson County, Texas.

Whitt Ranch Lot 28 A Block B Amended, a subdivision in Williamson County, Texas, according to the Map or Plat thereof recorded at Document No. 2021051683 of the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Plat Map Recording Sheet, recorded at Document No. 2017103645 of the Official Public Records of Williamson County, Texas.

Declaration of Covenants, Conditions and Restrictions for Whitt Ranch Subdivision, recorded at Document No. 2017093756 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Flag Display Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105292 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Rain Water Harvesting Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105293 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Solar Energy Device Installation Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105294 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Collection Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105295 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Board Meeting Notice Procedure for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105296 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Production and Copy Policy for Whitt Ranch Property Owners Association, recorded at Document No. 2018105297 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Retention Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2018105298 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Rain Water Harvesting Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023268 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Solar Energy Device Installation Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023269 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Flag Display Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023270 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Collection Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2019023271 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Board Meeting Notice of Procedure for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 219023272 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Production and Copying Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023273 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Retention Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023274 of the Official Public Records of Williamson County, Texas.

Resolution Adopting Xeriscaping Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2019023275 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Payment Plan Policy for Whitt Ranch Owners Association, Inc., recorded at Document No. 2019023276 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Vote Recount Policy for Whitt Ranch Property Owners Association, Inc., recorded as Document No. 2019023277 of the Official Public Records of Williamson County, Texas.

Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2019023278 of the Official Public Records of Williamson County, Texas.

For Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2019023279 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Religious Display Policy for Whitt Ranch Property Owners Association, Inc., recorded at Document No. 2019023280 of the Official Public Records of Williamson County, Texas.

Certified Resolution of the Board of Directors of Whitt Ranch Property Owners' Association, Inc. Adopting Architectural Design Standards, recorded at Document No. 2019115152 of the Official Public Records of Williamson County, Texas.

Plat Map Recording Sheet, recorded at Document No. 2021051683 of the Official Public Records of Williamson County, Texas.

Certified Resolutions of the Board of Directors of Whitt Ranch Property Owners' Association, Inc. Adoption of Contract Procurement Policy, recorded at Document No. 2021114626 of the Official Public Records of Williamson County, Texas.

Certified Resolutions of the Board of Directors of Whitt Ranch Property Owners' Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2021114627 of the Official Public Records of Williamson County, Texas.

Certified Resolutions of the Board of Directors of Whitt Ranch Property Owners' Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2021114628 of the Official Public Records of Williamson County, Texas.

Certified Resolutions of the Whitt Ranch Property Owners' Association Board of Directors of Whitt Ranch Property Owners' Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Document No. 2021114629 of the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:  
Whitt Ranch Property 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 REFI's!)	\$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

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

WHITT RANCH PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

By: \_\_\_\_\_

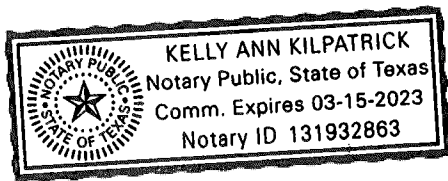
Name: Doug Plus

Title: Pres

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of march, 2022,  
by Doug Plus, Registered Agent for Whitt Ranch Property  
Owners' Association, 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

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022036158**

Pages: 6 Fee: \$42.00

03/23/2022 09:28 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas