

MANAGEMENT CERTIFICATE
DEERHAVEN PROPERTY OWNERS ASSOCIATION, INC.

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

Deerhaven, Section 1, a subdivision in Llano County, Texas, according to the Map or Plat thereof, recorded at Volume 1, Page 21 of the Plat Records of Llano County, Texas.

Deerhaven, Section 2, a subdivision in Llano County, Texas, according to the Map or Plat thereof, recorded at Volume 1, Page 23 of the Plat Records of Llano County, Texas.

Deerhaven, Section 3, a subdivision in Llano County, Texas, according to the Map or Plat thereof, recorded at Volume 1, Page 24 of the Plat Records of Llano County, Texas.

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

Deerhaven Restrictions, Covenants and Reservations, recorded at Volume 0131, Page 303 through 310 in the Official Public Records of Llano County, Texas.

Deerhaven Restrictions, Covenants and Reservations Sections Two and Three, recorded at Volume 0133, Page 260 through 267 in the Official Public Records of Llano County, Texas.

Amendments to Restrictions, Covenants and Reservations to Deerhaven Subdivision Sections One, Two and Three Llano County, Texas, recorded at Volume 0254, Page 700 through 702 in the Official Public Records of Llano County, Texas.

Assessments of Deerhaven Properties, recorded at Volume 0317, Page 143 through 144 in the Official Public Records of Llano County, Texas.

Amended Deerhaven Restrictions and Covenants, recorded at Volume 0994, Page 188 through 195 in the Official Public Records of Llano County, Texas.

Amended Assessments of Deerhaven Properties, recorded at Volume 1214, Page 525 through 527 in the Official Public Records of Llano County, Texas.

Amended Assessments of Deerhaven Properties, recorded at Volume 1471, Page 107 through 109 in the Official Public Records of Llano County, Texas.

Amended Deerhaven Restrictions and Covenants, recorded at Volume 1478, Page 61 through 68 in the Official Public Records of Llano County, Texas.

Assessments of Deerhaven Properties, recorded at Volume 1538, Page 0110 through 0112 in the Official Public Records of Llano County, Texas.

By-Laws of Deerhaven Property Owners Association, Inc., recorded at Volume 1545, Page 1368 through 1382 in the Official Public Records of Llano County, Texas.

Deerhaven Property Owners Association, Inc. Records Retention Policy, recorded at Volume 1546, Page 2746 through 2747 in the Official Public Records of Llano County, Texas.

Deerhaven Property Owners Association, Inc. Payment Plan Policy, recorded at Volume 1546, Page 2748 through 2749 in the Official Public Records of Llano County, Texas.

Deerhaven Property Owners Association, Inc. Records Production Policy, recorded at Volume 1546, Page 2750 through 2753 in the Official Public Records of Llano County, Texas.

Deerhaven Property Owners Association, Inc. Records Retention Policy, recorded at Volume 1547, Page 2507 through 2508 in the Official Public Records of Llano County, Texas.

Assessments of Deerhaven Properties, recorded at Volume 1580, Page 4283 through 4284 in the Official Public Records of Llano County, Texas.

Certified Resolutions of the Board of Directors of Deerhaven 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 Instrument No. 21 08978 in the Official Public Records of Llano County, Texas.

Certified Resolutions of the Board of Directors of Deerhaven Property Owners Association, Inc. Adoption of Contract Procurement Policy, recorded at Instrument No. 21 08981 in the Official Public Records of Llano County, Texas.

Certified Resolutions of the Board of Directors of Deerhaven Property Owners Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Instrument No. 21 08980 in the Official Public Records of Llano County, Texas.

Certified Resolutions of the Board of Directors of Deerhaven Property Owners' Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Instrument No. 21 08979 in the Official Public Records of Llano County, Texas.

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

Deerhaven 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

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

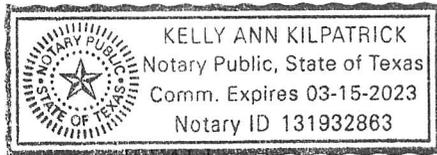
This Management Certificate is effective as of the 18 day of November, 2021.

DEERHAVEN PROPERTY OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: _____
Name: Doug Plas
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF LLANO §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Deerhaven Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS
COUNTY OF LLANO
FILED AND RECORDED AT 3:30 O'CLOCK P M. ON
THE 20 DAY OF **DECEMBER** A.D. 2021.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Llano County, Texas.

INSTRUMENT NO:



Marci Hadeler

21 11880

COUNTY CLERK, LLANO CO., TEXAS

BY L. Tatosch DEPUTY NO OF PAGES: 5