

**MANAGEMENT CERTIFICATE****Parmer Village Townhome Condominiums, Inc.**

The undersigned, being an Officer of Parmer Village Townhome Condominiums, 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 Parmer Village Townhome Condominiums, Inc. (the "Subdivision Development").

2. The name of the Association is Parmer Village Townhomes (the "Association").

3. The recording data for the Subdivision Development is as follows:

The Subdivision is recorded according to the Map and Plat Records in Williamson County, Texas, as follows (a) Cabinet T, Slide 107, File No. 2000068796.

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

Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2013100987 of the Official Property Records of Williamson County, Texas.

Community Manual for Parmer Village Townhome Condominiums recorded in Document No. 2013101072 of the Official Property Records of Williamson County, Texas.

1<sup>st</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014006013 of the Official Property Records of Williamson County, Texas.

2<sup>nd</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014021567 of the Official Property Records of Williamson County, Texas.

3<sup>rd</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014033723 of the Official Property Records of Williamson County, Texas.

4<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014053366 of the Official Property Records of Williamson County, Texas.

5<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014065448 of the Official Property Records of Williamson County, Texas.

6<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014074410 of the Official Property Records of Williamson County, Texas.

7<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2014087061 of the Official Property Records of Williamson County, Texas.

8<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2015002033 of the Official Property Records of Williamson County, Texas.

9<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 20150211917 of the Official Property Records of Williamson County, Texas.

10<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2015032531 of the Official Property Records of Williamson County, Texas.

11<sup>th</sup> Amendment to Declaration of Condominium Regime for Parmer Village Townhome Condominiums recorded in Document No. 2015058695 of the Official Property Records of Williamson County, Texas.

Shared Amenities and Cost Sharing Agreement for Parmer Village Townhome Condominiums recorded in Document No. 2013036446 of the Official Property Records of Williamson County, Texas.

Assignment of Shared Amenities and Cost Sharing Agreement for Parmer Village Townhome Condominiums recorded in Document No. 2017072182 of the Official Property Records of Williamson County, Texas.

Assignment of Shared Amenities and Cost Sharing Agreement for Parmer Village Townhome Condominiums recorded in Document No. 2017072181 of the Official Property Records of Williamson County, Texas.

First Amendment to Shared Amenities and Cost Sharing Agreement for Parmer Village Townhome Condominiums recorded in Document No. 2014038518 of the Official Property Records of Williamson County, Texas.

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

Parmer Village Townhome Condominiums, 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 Package (TREC Form)	\$375.00
Statement of Account 1 business days Rush Fee	\$165.00
Statement of Account 2 business days Rush Fee	\$115.00
Statement of Account 3 business days Rush Fee	\$90.00
Resale Disclosure 1 business days Rush Fee	\$165.00
Resale Disclosure 2 business days Rush Fee	\$115.00
Resale Disclosure 3 business days Rush Fee	\$90.00
Multi-Product Order 1 business days Rush Fee	\$165.00
Multi-Product Order 2 business days Rush Fee	\$115.00
Multi-Product Order 3 business days Rush Fee	\$90.00
Lender Questionnaire 1 business days Rush Fee	\$165.00
Lender Questionnaire 2 business days Rush Fee	\$115.00
Rush Existing Order (*Add this fee to Rush Fees)	\$85.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$60.00
Statement of Account Update from 46 to 90 days	\$60.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$60.00
Refinance Statement of Account Update from 46 to 90 days	\$60.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$60.00
Resale Disclosure Update from 46 to 90 days	\$60.00
Lender Questionnaire Update from 1 to 31 days	\$35.00
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!)	\$127.00
Premier Lender Questionnaire Bundle	\$200.00
Standard Lender Questionnaire Package	\$175.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$80.00
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00
Appraiser Questionnaire	\$37.00
Lender Questionnaire	\$182.00

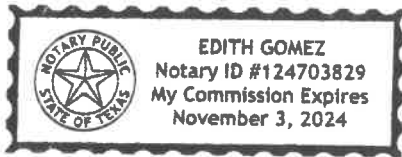
This Management Certificate is effective as of the 3 day of October, 2023.

PARMER VILLAGE TOWNHOME CONDOMINIUMS, INC.  
Texas nonprofit organization

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 3 day of October, 2023, by Doug Plas, Agent for Parmer Village Townhome Condominiums, Inc. Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Edith Gomez  
Notary Public Signature

AFTER RECORDING RETURN TO:

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E

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2023085740

PMC Fee: \$38.00  
10/13/2023 09:59 AM

CFIRESTONE



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas