

**MANAGEMENT CERTIFICATE****Indian Springs in Hamilton Mills County Property Owners' Association, Inc.**

The undersigned, being an Officer of Indian Springs in Hamilton Mills County Property Owner's 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 Indian Springs in Hamilton Mills County Property Owners' Association, Inc. (the "Subdivision Development").
2. The name of the Association is Indian Springs in Hamilton Mills County Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS INDIAN SPRINGS IN HAMILTON/MILLS COUNTY SUBDIVISION, LOCATED IN HAMILTON COUNTY AND MILL COUNTY, TEXAS, ACCORDING TO THE DECLARATION RECORDED IN DOCUMENT NO. 20211035 OF THE REAL PROPERTY RECORDS OF HAMILTON COUNTY, TEXAS AND THE DECLARATION RECORDED IN DOCUMENT NO. 2113264 OF THE REAL PROPERTY RECORDS OF MILLS COUNTY, TEXAS.

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

1. Affidavit for Indian Springs in Hamilton Mills County POA recorded in Document No. 20222140 of the Official Property Records of Mills County, Texas.
2. Warranty Deed for Indian Springs in Hamilton Mills County POA recorded in Document No. 20222141 of the Official Property Records of Mills County, Texas.
3. Management Certificate for Indian Springs in Hamilton Mills County POA recorded in Document No. 2214735 of the Official Property Records of Mills County, Texas.
4. Management Certificate for Indian Springs in Hamilton Mills County POA recorded in Document No. 20220425 of the Official Property Records of Mills County, Texas.
5. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 20220424 of the Official Property Records of Mills County, Texas.
6. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 2214734 of the Official Property Records of Mills County, Texas.
7. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 20212346 of the Official Property Records of Mills County, Texas.
8. Management Certificate for Indian Springs in Hamilton Mills County POA recorded in Document No. 20212347 of the Official Property Records of Mills County, Texas.
9. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113745 of the Official Property Records of Mills County, Texas.

10. Plat for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113736 of the Official Property Records of Mills County, Texas.
  11. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113317 of the Official Property Records of Mills County, Texas.
  12. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211145 of the Official Property Records of Mills County, Texas.
  13. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211035 of the Official Property Records of Mills County, Texas.
  14. Management Certificate for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113269 of the Official Property Records of Mills County, Texas.
  15. Bylaws for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211040 of the Official Property Records of Mills County, Texas.
  16. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211039 of the Official Property Records of Mills County, Texas.
  17. DCCR for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113264 of the Official Property Records of Mills County, Texas.
  18. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211036 of the Official Property Records of Mills County, Texas.
  19. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211037 of the Official Property Records of Mills County, Texas.
  20. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 20211038 of the Official Property Records of Mills County, Texas.
  21. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113265 of the Official Property Records of Mills County, Texas.
  22. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113266 of the Official Property Records of Mills County, Texas.
  23. Policy for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113267 of the Official Property Records of Mills County, Texas.
  24. Bylaws for Indian Springs in Hamilton Mills County POA recorded in Document No. 2113268 of the Official Property Records of Mills County, Texas.
5. The name and mailing address of the Association is:
- Indian Springs in Hamilton Mills County 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 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 8 day of December, 2023.

INDIAN SPRINGS IN HAMILTON MILLS COUNTY PROPERTY OWNERS' ASSOCIATION, 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 8 day of December, 2023, by Doug Plas, Registered Agent for Indian Springs in Hamilton Mills County Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kelly A. Kilpatrick.  
Notary Public Signature

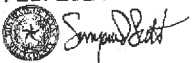
AFTER RECORDING RETURN TO:

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

THE STATE OF TEXAS  
COUNTY OF MILLS

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

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01/26/2024 11:16:06 AM   Total Fees: \$38.00



Sonya Scott, County Clerk  
Mills County, TX

By Julie Rencher Deputy

MANAGEMENT CERTIFICATE  
INDIAN SPRINGS IN HAMILTON MILLS COUNTY PROPERTY OWNERS' ASSOCIATION, INC.