

MANAGEMENT CERTIFICATE

RDS Condominium Association, Inc.

The undersigned, being an Officer of RDS Condominium 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 The Retreat at Dripping Springs, a Residential Condominium (the "Subdivision Development").
2. The name of the Association is RDS Condominium Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Location of the Condominium: 198 EMS Drive Dripping Springs, Hays County, Texas
78620

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

Declaration of Condominium Regime for the Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under Document No. 2015-15017315, of the Official Public Records of Hays County, Texas.

Amended and Restated Declaration of Condominium Regime for The Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under Document No. 2016-16009000, of the Official Public Records of Hays County, Texas.

First Supplement to Amended and Restated Declaration of Condominium Regime for The Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under Document No. 16038769, of the Official Public Records of Hays County, Texas.

First Amendment to Amended and Restated Declaration of Condominium Regime for The Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under 17009634, of the Official Public Records of Hays County, Texas.

Second Supplement to Amended and Restated Declaration of Condominium Regime for The Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under Document No. 17012863

Second Supplement to Amended and Restated Declaration of Condominium Regime for The Retreat at Dripping Springs, a Residential Condominium Subdivision, recorded under Document No. 21026956.

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

The Retreat at Dripping Springs, a Residential Condominium
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:

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THE RETREAT AT DRIPPING SPRINGS, A RESIDENTIAL COMMUNITY

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

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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

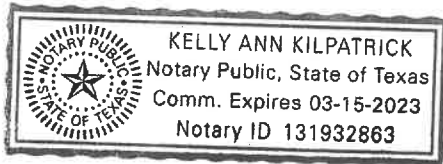
This Management Certificate is effective as of the 18 day of August, 2022.

RETREAT AT DRIPPING SPRINGS, a Residential
Condominium, a Texas nonprofit corporation

By: _____
Name: Doug Plas
Title: Registered Agent

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 18 day of August, 2022, by
Doug Plas, Registered Agent for The Retreat at Dripping Springs, a
Residential Condominium, a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

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



Hays County

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays Government Center
712 S. Stagecoach Trail Ste. 2008
San Marcos, Texas 78666
512-393-7330

Receipt: 22-32474

Product	Name	Extended
CERTIFICATE	CERTIFICATE	\$38.00
	# Pages	5
	Document #	22043580
	Document Info:	PREFERRED ASSOCIATION MANAGEMENT COMPANY
Total		\$38.00
Tender (Check)		\$38.00
Check Number	10068	
Paid By	PREFERRED ASSOCIATION MANAGEMENT CO	

Thank You