

**MANAGEMENT CERTIFICATE**

**MAJESTIC HILLS PROPERTY OWNERS' ASSOCIATION, INC.**

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

Majestic Hills, a subdivision in Blanco County, Texas, according to the Map or Plat thereof, recorded at Volume 3, Page 240 through 247 in the Map and Plat Records of Blanco County, Texas.

Majestic Hills Phase Two, a subdivision in Blanco County, Texas, according to the Map or Plat thereof, recorded at Cabinet 3, Slide 277 through 286 in the Map and Plat Records of Blanco County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions, and Restrictions for Majestic Hills Subdivision, recorded at Document No. 191777 in the Official Public Records of Blanco County, Texas.

Affidavit Authenticating Document, recorded at Document No. 192967 in the Official Public Records of Blanco County, Texas.

Resolution of the Board of Directors of Majestic Hills Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 192968 in the Official Public Records of Blanco County, Texas.

Resolution of the Board of Directors of Majestic Hills Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 192969 in the Official Public Records of Blanco County, Texas.

Resolution of the Board of Directors of Majestic Hills Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 192970 in the Official Public Records of Blanco County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Majestic Hills Subdivision to Annex Property – Phase Two, recorded at Document No. 200883 in the Official Public Records of Blanco County, Texas.

Internet Tower Easement Agreement, recorded at Document No. 2021-205182 in the Official Public Records of Blanco County, Texas.

Affidavit of Existence of Variance, recorded at Document No. 2021-215144 in the Official Public Records of Blanco County, Texas.

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

Majestic Hills 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 REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00

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"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 2 day of December, 2021.

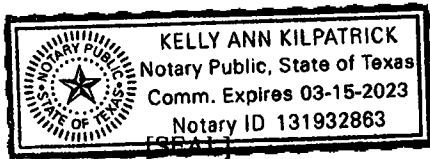
MAJESTIC HILLS PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: DOUG PLAS  
Title: AGENT.

THE STATE OF TEXAS §

COUNTY OF BLANCO §

This instrument was acknowledged before me on 2 day of December, 2021, by  
Doug Plas, Registered Agent Majestic Hills Property Owners'  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
MAJESTIC HILLS PROPERTY OWNERS' ASSOCIATION, INC.

**Blanco County  
Laura Walla  
Blanco County Clerk**

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**Instrument Number:** 217280

eRecording - Real Property

MISCELLANEOUS RP

Recorded On: December 15, 2021 03:19 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 217280  
Receipt Number: 20211215000016  
Recorded Date/Time: December 15, 2021 03:19 PM  
User: Sheila M  
Station: cclerk02

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla  
Blanco County Clerk  
Blanco County, TX