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ELECTRONICALLY RECORDED

Official Public Records

12/9/2021 2:57 PM



*Janet Parker*

Janet Parker, County Clerk

Burnet County, TX

Pages: 4

CERT Fee: \$38.00

### MANAGEMENT CERTIFICATE

#### ARROWHEAD TRAIL RANCH PROPERTY OWNERS' ASSOCIATION, INC.

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

Arrowhead Trail Ranch, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Document No. 201904394 in the Plat Records of Burnet County, Texas.

Arrowhead Trail Ranch Subdivision – Phase II, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Document No. 201913554 in the Official Public Records of Burnet 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 Arrowhead Trail Ranch Subdivision, recorded at Document No. 201905589 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 201905591 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association, Inc. Regarding Payment Plan Policy, recorded at Document No. 201905592 in the Official Public Records of Burnet County, Texas.

Resolution of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 201905593 in the Official Public Records of Burnet County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Arrowhead Trail Ranch Subdivision to Annex Property in Burnet County, Texas – Phase II, recorded as Document No. 201913555 in the Official Public Records of Burnet County, Texas.

Certified Resolutions of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association, Inc. Adoption of Contract Procurement Policy, recorded as Document No. 202116613 in the Official Public Records of Burnet County, Texas.

Certified Resolutions of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded as Document No. 202116614 in the Official Public Records of Burnet County, Texas.

MANAGEMENT CERTIFICATE

ARROWHEAD TRAIL RANCH PROPERTY OWNERS' ASSOCIATION, INC.

Certified Resolutions of the Board of Directors of Arrowhead Trail Ranch 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 as Document No. 202116615 in the Official Public Records of Burnet County, Texas.

Certified Resolutions of the Board of Directors of Arrowhead Trail Ranch Property Owners' Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded as Document No. 202116616 in the Official Public Records of Burnet County, Texas.

5. The name and mailing address of the Association is:  
  
Arrowhead Trail Ranch 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
"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 Documents:	\$25.00
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

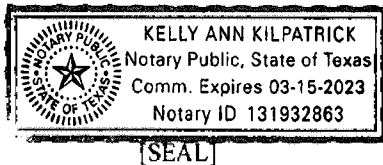
This Management Certificate is effective as of the 18 day of November, 2021.

ARROWHEAD TRAIL RANCH PROPERTY OWNERS'  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Don Plas  
Title: Agent

THE STATE OF TEXAS       §  
COUNTY OF BURNET       §

This instrument was acknowledged before me on 18 day of November, 2021, by Don Plas, Registeral Agent for Arrowhead Trail Ranch Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly Ann Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
ARROWHEAD TRAIL RANCH PROPERTY OWNERS' ASSOCIATION, INC.