

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
PPGE OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the President of PPGE Owners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Pecan Park Garden Estates Condominiums.
2. Name of Association: The name of the Association is PPGE Owners Association, Inc.
3. Location of Condominium: The location of the condominium is 10701 Pecan Park Blvd., Austin, Williamson County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
 - (2) First Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
 - (3) Second Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
 - (4) Third Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
 - (5) Fourth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.

- (6) Fifth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
- (7) Sixth Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.
- (8) Seventh Amendment to Declaration of Condominium Regime and Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Park Garden Estates Condominiums.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2008075013.
- (2) Williamson County Clerk's File No. 2009010314.
- (3) Williamson County Clerk's File No. 2011009232.
- (4) Williamson County Clerk's File No. 2011010333.
- (5) Williamson County Clerk's File No. 2011086921.
- (6) Williamson County Clerk's File No. 2012018297.
- (7) Williamson County Clerk's File No. 2012065656.
- (8) Williamson County Clerk's File No. 2014095993.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is PPGE Owners Association, Inc. c/o Preferred Association Management Company, 700 Market Street, Bldg. 3, Cedar Park, Texas 78613.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Preferred Association Management Company Conveyance Department. Address: 700 Market Street, Bldg. 3, Cedar Park, Texas 78613 Phone No.: 512.918.8100 Email Address: pamco@pamcotx.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.pamcotx.com.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Working Capital Fee [Declaration Article 5, Section 5.9]	Upon the transfer of a Unit, a working capital fee in an amount equal to 0.20% of the sales price of the Unit will be paid by the

	transferee of the Unit to the Association. Each working capital contribution will be collected upon the conveyance of the Unit from one Owner to another. Some exemptions apply. The Working Capital Fee must be confirmed with the Association.
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Please refer to Exhibit "A" attached for additional fees.

9. Other Information the Association Considers Important: N/A

*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

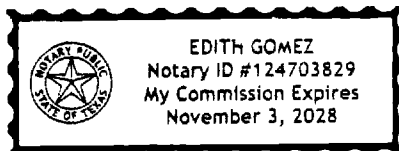
Executed on this 3rd day of September, 2025.

PPGE OWNERS ASSOCIATION, INC.

By: Jeremy Slatten
 Printed: Jeremy Slatten
 Title: President

THE STATE OF TEXAS §
 §
 COUNTY OF Williamson §

BEFORE ME, the undersigned notary public, on this 3 day of Sept, 2025 personally appeared Jeremy Slatten, President of PPGE Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Edith Gomez
 Notary Public in and for the State of Texas

EXHIBIT "A"

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 REFI's!)	\$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
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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025075366

Pages: 6 Fee: \$41.00

09/24/2025 09:34 AM

OSALINAS



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas