

**MANAGEMENT CERTIFICATE****Fairview Heights Residential Community, Inc.**

The undersigned, being an Officer of Fairview Heights Residential Community, 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 Fairview Heights Residential (the "Subdivision Development").
2. The name of the Association is Fairview Heights Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Lots 1 through 19, and Lot 25, Block A; Lots 1 through 21, Block B; Lots 1 through 10, and Lot 19, Block C; Lots 2 through 6, Block D; Lots 1 through 24, Block F; and Lot 1, Block G; Harris Branch Track E-68 Section One, A subdivision according to the Plat recorded in Document No. 201700054 of the Official Public Records of Travis County, Texas.

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

Amended/Revised/Supplemental DCCR for Fairview Heights Residential, recorded under Document No. 2019133859 Official Public Records of Travis County, Texas.

Amended/Revised/Supplemental DCCR for Fairview Heights Residential recorded under Document No. 2019072187, Official Public Records of Travis County,

Amended/Revised/Supplemental DCCR for Fairview Heights Residential recorded under Document No. 2018085814 Official Public Records of Travis County, Texas.

Manual for Fairview Heights Residential recorded under Document No. 2017015734, Official Public Records of Travis County, Texas.

DCCR for Fairview Heights Residential, recorded under Document No. 2017015637 Official Public Records of Travis County, Texas.

Adoption for Fairview Heights Residential, recorded under Document No. 2017015637 Official Public Records of Travis County, Texas.

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

Fairview Heights Residential  
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 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

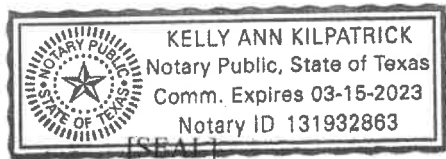
This Management Certificate is effective as of the 18 day of August, 2022.

FAIRVIEW HEIGHTS RESIDENTIAL COMMUNITY, Inc., 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 Fairview Heights Residential  
Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

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



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

Rebecca  
Rebecca Guerrero, County Clerk  
Travis County, Texas

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**2022148169**

**Sep 02, 2022 10:36 AM**  
**Fee: \$34.00       ESPINOZAY**

MANAGEMENT CERTIFICATE  
Fairview Heights Residential Community, Inc.