

**MANAGEMENT CERTIFICATE****The Canyons at HCH Ranch Homeowners' Association, Inc.**

The undersigned, being an Officer of The Canyons at HCH Ranch Homeowners' 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 Canyons at HCH Ranch (the "Subdivision Development").
2. The name of the Association is The Canyons at HCH Ranch Homeowners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

A 115.99 Acre Subdivision, out of the D. Casanova Survey, Abstract No. 128, The W.A. Turner Survey, Abstract No. 607 and the R. Baker Survey, Abstract No. 824, Georgetown, Williamson County, Texas, Final Plat of The Canyons at HCH Ranch Phase 1 filed as Document No. 2022018351.

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

Amended/Revised/Supplemental DCCR for The Canyons at HCH Ranch Homeowners' Association, Inc. recorded under Document No. 2022075365 of the Official Public Records of Williamson County, Texas.

DCCR's for The Canyons at HCH Ranch Homeowners' Association, Inc. recorded under Document No. 2022020284 of the Official Public Records of Williamson County, Texas.

Amended/Revised/Supplemental DCCR for The Canyons at HCH Ranch Homeowners' Association, Inc. recorded under Document No. 2022025040 of the Official Public Records of Williamson County, Texas.

Bylaws for The Canyons at HCH Ranch Homeowners' Association, Inc. recorded under Document No. 2022026983 of the Official Public Records of Williamson County, Texas.

Agreement for The Canyons at HCH Ranch Homeowners' Association, Inc. recorded under Document No. 2021091078 of the Official Public Records of Williamson County, Texas.

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

The Canyons at HCH Ranch HOA
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

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
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 14 day of DECEMBER, 2022.

THE CANYONS AT HCH RANCH HOMEOWNERS' ASSOCIATION, INC., Texas nonprofit corporation

By: _____

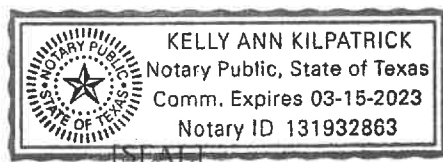
Name: Doug Plas

Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 14 day of December, 2022, by Doug Plas, Registered Agent for The Canyons at HCH Ranch Homeowners' Association, 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 2023019153

PMC Fee: \$38.00
03/13/2023 10:58 AM

OSALINAS



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2023-13699

Product	Name	Extended
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$38.00
	# Pages 4	
	External Document# 2023019153	
	Document Info: PREFERRED ASSOCIATION MANAGEMENT COMPANY	
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$42.00
	# Pages 5	
	External Document# 2023019154	
	Document Info: PREFERRED ASSOCIATION MANAGEMENT COMPANY	
PMC	PROPERTY OWNERS ASSOCIATION MNGMNT CERT	\$38.00
	# Pages 4	
	External Document# 2023019155	
	Document Info: PREFERRED ASSOCIATION MANAGEMENT COMPANY	
Total		\$118.00
Tender (Check)		\$118.00
Check Number	10493	
Paid By	PREFERRED ASSOCIATION MANAGEMENT CO	

Thank You for Your Business