

**MANAGEMENT CERTIFICATE
OF
HERITAGE WOODS HOA, INC.**

The undersigned, being the authorized agent of Heritage Woods HOA, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Heritage Woods.
2. The name of the association: Heritage Woods HOA, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Wilson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Heritage Woods, recorded as Document No. 2025-153243 in the Official Public Records of Wilson County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Heritage Woods HOA, Inc.; c/o Preferred Association Management Company, 7000 Market Street, Bldg. 3, Cedar Park, Texas 78613.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Heritage Woods HOA, Inc.
c/o Preferred Association Management Company
Attn: Doug Plas
Mailing Address: 700 Market Street, Bldg. 3, Cedar Park, Texas 78613
Telephone Number: (512) 918-8100
Email Address: dplas@pamcotx.com

7. Website to access the Association's dedicatory instruments: www.pamcotx.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Initial Capital Contribution - \$250.00

Transfer Fee - \$200.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

This Certificate is effective as of the 24 day of June, 2025

HERITAGE WOODS HOA, INC., a Texas non-profit corporation

By: [Signature]
Name: Shawn Culhane
Title: Director

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 24 day of June, 2025 by SHAWN CULHANE, the DIRECTOR of Heritage Woods HOA, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



RYAN ERNST
Notary Public, State of Texas
Comm. Expires 12-01-2025
Notary ID 133469986

[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
SHAWN CULHANE
CHAD SWEAZEY
13215 BEE CAVE PKWY, A210
BEE CAVE, TX 78738
EMAIL: SHAWN@WILDSPRINGSINVESTMENTS.COM
CSWEAZEY@WILDSPRINGSINVESTMENTS.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Heritage Woods, recorded under Document No. 2025-153243 Official Public Records of Wilson County, Texas.

**Wilson County
Genevieve
Martinez
Wilson County Clerk**

Instrument Number: 153247

eRecording - Real Property

MANAGEMENT CERTIFICATE

Recorded On: June 24, 2025 03:27 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 153247
Receipt Number: 20250624000051
Recorded Date/Time: June 24, 2025 03:27 PM
User: Liliana L
Station: CC-2210

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF WILSON**

**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 Wilson County, Texas.**

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX