

**MANAGEMENT CERTIFICATE FOR
PECAN CREEK ROAD MAINTENANCE FUND, INC.**

THE STATE OF TEXAS

COUNTY OF LAMPASAS

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Pecan Creek Road Maintenance Fund, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Pecan Creek Ranch
- 2) **Name of the Association:** Pecan Creek Road Maintenance Fund, Inc.
- 3) **Recording Data for the Subdivision Development:** Clerk's File No. 177915, Lampasas County, Texas.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Pecan Creek Road Maintenance Fund, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.pcrowdfund.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
Reserve Contribution: \$100
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 1st day of August, 2023.

PECAN CREEK ROAD
MAINTENANCE FUND, INC.,
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for the Fund

THE STATE OF TEXAS

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COUNTY OF _____

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Pecan Creek Road Maintenance Fund, Inc., on the _____ day of September 2023, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

FILING OF THIS MANAGEMENT CERTIFICATE IS CURRENTLY BEING PROCESSED. FILED COPY WILL BE UPLOADED ONCE OBTAINED FROM COUNTY CLERK.

EXHIBIT “A”

LAMPASAS INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 177915	08/14/2019	Covenant for Road Maintenance Cost for Pecan Creek Ranch Road
Document No. 178057	08/22/2019	Mutual Access Easement Agreement
Document No. 985662140002	07/27/2020	Certificate of Formation, Pecan Creek Road Maintenance Fund, INC.
Document No. 183494	10/16/2020	By- Laws
Document No. 190855	02/25/2022	Pecan Creek Road Maintenance Fund, Inc. Records Production and Copying Policy
Document No. 190856	02/25/2022	Pecan Creek Road Maintenance Fund, Inc. Payment Plan Guidelines Policy & Application of Payment Schedule
Document No. 190858	02/25/2022	Pecan Creek Road Maintenance Fund, Inc. Document Retention Policy
Document No. 190857	02/25/2022	Pecan Creek Road Maintenance Fund, Inc. Contract Procurement Policy
Document No. 198860	09/20/2023	Resolution of the Board of Directors of Pecan Creek Road Maintenance Fund, Inc. Regarding Policy for Late Charges and Costs on Delinquent Assessments