

**MANAGEMENT CERTIFICATE**  
**CP CARRIAGE HILLS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of CP Carriage Hills 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 Carriage Hills, Carriage Hills One, Carriage Hills Section 1, and Cedar Park One Section 1 (the "Subdivision Development").
2. The name of the Association is CP Carriage Hills Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Carriage Hills Section 1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet K, Slide 158 in the Plat Records of Williamson County, Texas.

Cedar Park One Section 1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet R, Slide 357 through 358 in the Plat Records of Williamson County, Texas.

Cedar Park One Section 1 Amended Plat of Lots 1-4 Block "U", a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet L, Slides 327 through 328 in the Plat Records of Williamson County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Cedar Park One, Section 1, Carriage Hills, Section 1 also known as Carriage Hills, filed in Document No. 1993009946 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Cedar Park One, Section 1, Carriage Hills, Section 1, also known as Carriage Hills, recorded at Document No. 1993039214 in the Official Public Records of Williamson County, Texas.

Carriage Hills Entryway Easement and Maintenance Agreement, recorded at Document No. 1993043532 in the Official Public Records of Williamson County, Texas.

Partial Release of Easement and Maintenance Agreement, recorded at Document No. 1994026246 in the Official Public Records of Williamson County, Texas.

First Amendment to Carriage Hills Entryway Easement and Maintenance Agreement, recorded at Document No. 1996030612 in the Official Public Records of Williamson County, Texas.

Affidavit and Notice of the Dedicatory Instruments of the CP Carriage Hills Homeowners Association, Inc., recorded at Document No. 2000019675 in the Official Public Records of Williamson County, Texas.

Fourth Partial Termination of Carriage Hills Entryway Easement, recorded at Document No. 2002055573 in the Official Public Records of Williamson County, Texas.

Affidavit, recorded at Document No. 2003087348 in the Official Public Records of Williamson County, Texas.

Collection Policy for C.P. Carriage Hills Homeowners Association, Inc., recorded at Document No. 2020094111 in the Official Public Records of Williamson County, Texas.

Amendment to By-Laws of C.P. Carriage Hills Homeowners Association, Inc., recorded at Document No. 2020094112 in the Official Public Records of Williamson County, Texas.

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

CP Carriage Hills Homeowners Association, Inc.  
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

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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

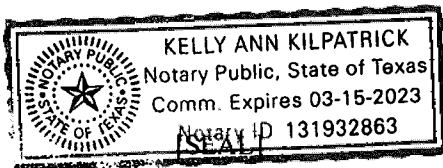
This Management Certificate is effective as of the 19 day of November, 2021.

CP CARRIAGE HILLS HOMEOWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: Doug Pugh  
Title: AGENT

THE STATE OF TEXAS                   §  
COUNTY OF WILLIAMSON           §

This instrument was acknowledged before me on 19 day of November, 2021, by Doug Pugh, Registered Agent CP Carriage Hills Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature: Kelly A. Kilpatrick]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021189848**

Pages: 5 Fee: \$38.00

12/15/2021 11:49 AM

KCURRIE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas