

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
SHIN OAK BEND PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BURNET §

The undersigned, being the Managing Agent for Shin Oak Bend Property Owners Association, Inc., a non-profit corporation ("Association") 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: The name of the subdivision is Shin Oak Bend.
2. Name of Association: The name of the Association is Shin Oak Bend Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Shin Oak Bend" recorded in the Official Public Records of Real Property of Burnet County, Texas under Clerk's File No. 202504046 (which said Exhibit "A" is incorporated herein by reference).
 - b. Shin Oak Bend, a subdivision in Burnet County, Texas according to the map or plat thereof recorded under Document No. 202214570 in the Plat Records of Burnet County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Shin Oak Bend [Amends and Restates the Declaration].
 - b. Recording Information:
 - (1) Burnet County Clerk's File No. 202504046.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Shin Oak Bend Property Owners Association, Inc. c/o Preferred Association Management Company, 700 Market Street, Bldg. 3, Cedar Park, Texas 78613.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Preferred Association Management Company Conveyance Department. Address: 700 Market Street, Bldg. 3, Cedar Park, Texas 78613. Phone No.: 512.918.8100. Email Address: pamco@pamcotx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.pamcotx.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:


Description	Fee
Capitalization Assessment [Declaration Article IX, Section 9.13]	Upon the initial submittal of plans for construction of a Dwelling, a one-time contribution shall be made by the owner of the Lot in the amount of \$1,000.00.

Please refer to Exhibit "A" attached for additional fees.

Executed on this 18 day of June, 2025.

**SHIN OAK BEND PROPERTY OWNERS
ASSOCIATION, INC.**

By: Preferred Association Management Company,
Managing Agent

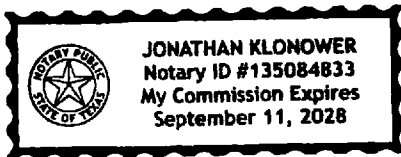


Heather Hood, Managing Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF TRAVIS §

BEFORE ME, the undersigned notary public, on this 18 day of June, 2025 personally appeared Heather Hood, Managing Director for Preferred Association Management Company, Managing Agent for Shin Oak Bend Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Jonathan Klonower
 Notary Public in and for the State of Texas

EXHIBIT "A"

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

**THE STATE OF TEXAS
COUNTY OF BURNET**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Burnet County, Texas.

202506425 CERT
07/01/2025 09:46:14 AM Total Fees: \$41.00

Vicinta Stafford, County Clerk
Burnet County, Texas

