



202406003087 02/01/2024 02:50:46 PM 1/3

## MANAGEMENT CERTIFICATE

### Preserve at Elm Creek NB Homeowners' Association, Inc.

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

ALL THAT REAL PROPERTY KNOWN AS THE PRESERVE AT ELM CREEK, A SUBDIVISION IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 202306007856 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

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

Bylaws for The Preserve at Elm Creek NB Homeowners' Association, Inc. recorded in Document No. 202306010484 of the Official Property Records of Comal County, Texas.

DCCR for The Preserve at Elm Creek NB Homeowners' Association, Inc. recorded in Document No. 202306008454 of the Official Property Records of Comal County, Texas.

Plat for The Preserve at Elm Creek NB Homeowners' Association, Inc. recorded in Document No. 202306007856 of the Official Property Records of Comal County, Texas.

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

Preserve at Elm Creek NB 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/>;

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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 Package (TREC Form)	\$375.00
Statement of Account 1 business days Rush Fee	\$165.00
Statement of Account 2 business days Rush Fee	\$115.00
Statement of Account 3 business days Rush Fee	\$90.00
Resale Disclosure 1 business days Rush Fee	\$165.00
Resale Disclosure 2 business days Rush Fee	\$115.00
Resale Disclosure 3 business days Rush Fee	\$90.00
Multi-Product Order 1 business days Rush Fee	\$165.00
Multi-Product Order 2 business days Rush Fee	\$115.00
Multi-Product Order 3 business days Rush Fee	\$90.00
Lender Questionnaire 1 business days Rush Fee	\$165.00
Lender Questionnaire 2 business days Rush Fee	\$115.00
Rush Existing Order (*Add this fee to Rush Fees)	\$85.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$60.00
Statement of Account Update from 46 to 90 days	\$60.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$60.00
Refinance Statement of Account Update from 46 to 90 days	\$60.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$60.00
Resale Disclosure Update from 46 to 90 days	\$60.00
Lender Questionnaire Update from 1 to 31 days	\$35.00
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!)	\$127.00
Premier Lender Questionnaire Bundle	\$200.00
Standard Lender Questionnaire Package	\$175.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$80.00
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00
Appraiser Questionnaire	\$37.00
Lender Questionnaire	\$182.00

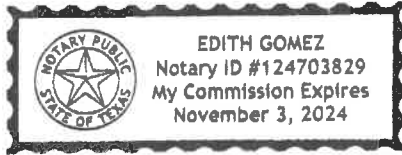
This Management Certificate is effective as of the 3 day of October, 2023.

PRESERVE AT ELM CREEK NB HOMEOWNERS'  
ASSOCIATION, INC.  
Texas nonprofit organization

By:   
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 3 day of October, 2023, by Doug Plas, Agent for Preserve at Elm Creek NB Homeowners' Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Edith Gomez  
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park. TX 78613

Filed and Recorded  
Official Public Records  
Bobbie Koepp, County Clerk  
Comal County, Texas  
02/01/2024 02:50:46 PM  
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202406003087



Bobbie Koepp

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PRESERVE AT ELM CREEK NB HOMEOWNERS' ASSOCIATION, INC.



Comal County TX  
Honorable Bobbie Koepp, Comal County Clerk  
150 N. Seguin, Suite 1037  
New Braunfels, TX 78130  
(830) 221-1230

Receipt for Services

Cashier TAMMY

Batch # 970625

Customer Name PREFERRED ASSOCIATION MANAGEMENT CO  
700 MARKET ST., BLDG 3 3  
CEDAR PARK, TX 78613

Date: 02/01/2024 Time: 02:50:47PM

Date	Instrument No	Document Type	Transaction Type	GF Number	Pg/Amt
2/1/2024 2:50:47PM	202406003087	CERTIFICATE			3
Total:					\$33.00
Fee Total:					\$33.00
CHECK	PREFERRED 11186	TK			33.00
Payment Total:					\$33.00