

## MANAGEMENT CERTIFICATE

### Scenic Country Estates Homeowners Association, Inc.

The undersigned, being an Officer of Scenic Country Estates 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 Scenic Country Estates Homeowners Association, Inc. (the "Subdivision Development").
2. The name of the Association is Scenic Country Estates Homeowners Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS SCENIC COUNTRY ESTATES, LOCATED IN BEXAR COUNTY, TEXAS ACCORDING TO THE PLATS RECORD IN VOLUME 9535, PAGE 36; VOLUME 5494, PAGE. 256; VOLUME 3913, PAGE 1319; VOLUME 9504 PAGE 110; VOLUME 4080, PAGE 247; VOLUME 5015, PAGE 1723; VOLUME 9400, PAGE 153; VOLUME 9512, PAGE 151.

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

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20210308356 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20210243578 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20190014466 of the Official Property Records of Bexar County, Texas.

Amended/Revised/Supplemental DCCR for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20180149415 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20140072009 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20140035791 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20130244794 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20120100207 of the Official Property Records of Bexar County, Texas.

Community Manual for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20110233132 of the Official Property Records of Bexar County, Texas.

Special Warranty Deed for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20110167738 of the Official Property Records of Bexar County, Texas.

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SCENIC COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC.

Dedictory Instrument for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20090040437 of the Official Property Records of Bexar County, Texas.

Dedictory Instrument for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20080014210 of the Official Property Records of Bexar County, Texas.

Amended/Revised/Supplemental DCCR for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20030108472 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20020314610 of the Official Property Records of Bexar County, Texas.

Special Warranty Deed for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 2000-0127134 of the Official Property Records of Bexar County, Texas.

Dedictory Instrument for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 20000001698 of the Official Property Records of Bexar County, Texas.

DCCR for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 96-0123790 of the Official Property Records of Bexar County, Texas.

Management Certificate for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 95-0151559 of the Official Property Records of Bexar County, Texas.

Amended/Revised/Supplemental DCCR for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 94-0153642 of the Official Property Records of Bexar County, Texas.

DCCR for Scenic Country Estates Homeowners Association, Inc. recorded in Document No. 94-0151551 of the Official Property Records of Bexar County, Texas.

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

Scenic Country Estates 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

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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 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 6 day of September, 2023.

SCENIC COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC.

Texas nonprofit corporation

By: \_\_\_\_\_

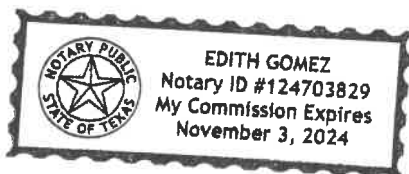
Name: Doug Plas

Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 6 day of September, 2023, by Doug Plas, Agent for Scenic Country Estates Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Edith Gomez

Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company

700 Market Street, Building 3

Cedar Park, TX 78613

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SCENIC COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC.



\*VG-87-2023-20230181742\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230181742  
**Recorded Date:** October 02, 2023  
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**Total Pages:** 5  
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**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
10/2/2023 12:57 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk