



Rebecca Guerrero, County Clerk  
Travis County, Texas

Mar 23, 2022 09:29 AM Fee: \$38.00

2022053045

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**  
**VILLAGE OF SHADY HOLLOW OWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Village of Shady Hollow Owners 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 Southland Oaks (the "Subdivision Development").
2. The name of the Association is Village of Shady Hollow Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Southland Oaks, Section 3A, a subdivision in Travis County, Texas, according to the Map or Plat thereof recorded at Book 86, Pages 46D through 47A, Plat Records of Travis County, Texas.

Southland Oaks, Section 3B, a subdivision in Travis County, Texas, according to the Map or Plat thereof recorded at Book 86, Pages 47B through 47D, Plat Records of Travis County, Texas.

Southland Oaks, Section 3C, a subdivision in Travis County, Texas, according to the Map or Plat thereof recorded at Book 96, Pages 78 through 82, Plat Records of Travis County, Texas.

Southland Oaks, Section 4A, a subdivision in Travis County, Texas, according to the Map or Plat thereof recorded at Book 96, Pages 74 through 77, Plat Records of Travis 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 Villages of Shady Hollow, recorded at Volume 12620, Page 0159 of the Official Public Records of Travis County, Texas.

Resolution Adopting a Payment Plan Guidelines Policy for Villages of Shady Hollow OA, Inc., recorded at Document No. 2014132044 of the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Villages of Shady Hollow Owners Association, Inc., recorded at Document No. 2016142457 of the Official Public Records of Travis County, Texas.

Supplemental Notice of Dedicatory Instruments for Villages of Shady Hollow Owners Association, Inc., recorded at Document No. 2020041108 of the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:  
Village of Shady Hollow Owners 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
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

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"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 15 day of March, 2022.

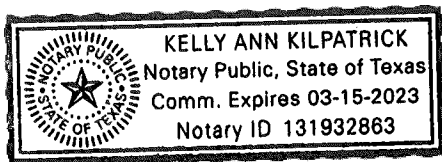
VILLAGE OF SHADY HOLLOW OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: DOM PINS  
Title: Pres.

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of March, 2022,  
by DOM PINS, Registered Agent for Village of Shady Hollow  
Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick  
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
VILLAGE OF SHADY HOLLOW OWNERS ASSOCIATION, INC.