

**MANAGEMENT CERTIFICATE**  
**PROPERTY OWNERS OF UNIVERSITY PARK (GEORGETOWN) HOMEOWNERS'**  
**ASSOCIATION, INC.**

The undersigned, being an Officer of Property Owners of University Park (Georgetown) 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 University Park (the "Subdivision Development").
2. The name of the Association is Property Owners of University Park (Georgetown) Homeowners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

University Park – Unit Two, Section One, Phase A, a subdivision in Williamson County, Texas, according to the Map or Plat thereof record at Cabinet W, Slide 383 through 385, Plat Records of Williamson County, Texas.

University Park – Unit Two, Section One, Phase B, a subdivision in Williamson County, Texas, according to the Map or Plat thereof at Cabinet Z, Slide 187 through 189, Plat Records of Williamson County, Texas.

University Park – Unit Two, Section One, Phase C, a subdivision in Williamson County, Texas, according to the Map or Plat thereof at Cabinet BB, Slide 381 through 383, Plat Records of Williamson County, Texas.

University Park – Unit Two, Section One, Phase D, a subdivision in Williamson County, Texas, according to the Map or Plat thereof at Cabinet EE, Slide 149 through 151, 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 University Park, recorded at Document No. 2003035632 of the Official Public Records of Williamson County, Texas.

Bylaws of Property Owners of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2003035633 of the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2004097269 of the Official Public Records of Williamson County, Texas.

First Supplement to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2004097270 of the Official Public Records of Williamson County, Texas.

Unanimous Written Consent of Directors in Lieu of Meeting Property Owners of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2006017900 of the Official Public Records of Williamson County, Texas.

Second Supplement to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2006074437 of the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors Adopting Rules for University Park (Georgetown) Homeowners Association, Inc., recorded at Document No. 2007007728 of the Official Public Records of Williamson County, Texas.

Affidavit, recorded at Document No. 2007008248 of the Official Public Records of Williamson County, Texas.

Private Drainage Easement, recorded at Document No. 2007031666 of the Official Public Records of Williamson County, Texas.

Resolution of the Board of Directors Property Owners of University Park (Georgetown) Association for Covenants Compliance Inspection, recorded at Document No. 2008012727 of the Official Public Records of Williamson County, Texas.

Third Supplement to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2008032119 of the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for University Park, recorded at Document No. 2010087564 of the Official Public Records of Williamson County, Texas.

First Amendment to Bylaws of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 211015996 of the Official Public Records of Williamson County, Texas.

Amendment to Bylaws of Property Owners of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 201304486 of the Official Public Records of Williamson County, Texas.

Rules and Regulations of Property Owners of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2014048697 of the Official Public Records of Williamson County, Texas.

Third Amendment to Bylaws of Property Owners of University Park (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2014100407 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Production and Copying Policy for University Park (Georgetown) HOA, recorded at Document No. 2020020275 of the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Retention Policy for University Park Georgetown HOA, recorded at Document No. 2020020276 of the Official Public Records of Williamson County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for University Park, recorded at Document No. 2020075180 of the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:  
Property Owners of University Park (Georgetown) 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
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

MANAGEMENT CERTIFICATE

PROPERTY OWNERS OF UNIVERSITY PARK (GEORGETOWN) HOMEOWNERS' ASSOCIATION, INC.

"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

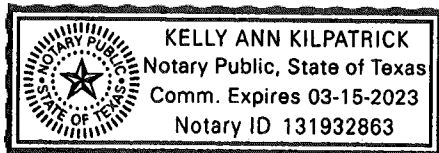
This Management Certificate is effective as of the 15 day of march, 2022.

PROPERTY OWNERS OF UNIVERSITY PARK  
(GEORGETOWN) HOMEOWNERS' ASSOCIATION, INC., a  
Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Don Plas  
Title: PLM

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of march, 2022,  
by Don Plas, Registered Agent for Property Owners of University  
Park (Georgetown) Homeowners' 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

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022036162**

Pages: 6 Fee: \$42.00

03/23/2022 09:32 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas