



Krista Bartsch
KRISTA BARTSCH, County Clerk
Bastrop Texas
July 01, 2025 09:19:47 AM
FEE: \$41.00

202511249

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAS ALTURAS RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

The undersigned, being the Managing Agent for Las Alturas Residential Community, 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 Las Alturas.
2. Name of Association: The name of the Association is Las Alturas Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Las Alturas, a subdivision in Bastrop County, Texas according to the map or plat thereof recorded in Cabinet 9, Pages 17-B, 18-A and 18-B of the Plat Records of Bastrop County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Las Alturas.
 - b. Recording Information:
 - (1) Bastrop County Clerk's File No. 202419050.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Las Alturas Residential Community, 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:

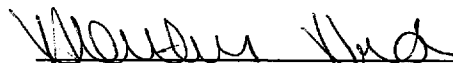
Description	Fee
Working Capital Assessment [Declaration Article 6, Section 6.8]	Each Owner (other than Declarant) of a Lot will pay a one-time Working Capital Assessment in the amount of \$250.00. The Working Capital Assessment is due and payable to the Association upon the transfer of a Lot. Some exemptions may apply. The Working Capital Assessment must be confirmed with the Association.

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

Executed on this 18 day of June, 2025.

**LAS ALTURAS RESIDENTIAL
COMMUNITY, INC.**

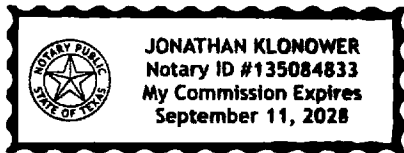
By: Preferred Association Management Company,
Managing Agent


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 Las Alturas Residential Community, 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.





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