

# MANAGEMENT CERTIFICATE

## The Ranches at Pecan Valley Property Owners' Association, Inc.

The undersigned, being an Officer of The Ranches at Pecan Valley Property Owners' Association, Inc., 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 The Ranches at Pecan Valley Property Owners' Association, Inc. (the "Subdivision Development").
2. The name of the Association is The Ranches at Pecan Valley Property Owners' Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS THE RANCHES AT PECAN VALLEY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2862 OF THE MAP AND PLAT RECORDS OF COMANCHE COUNTY, TEXAS.

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

Warranty Deed for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 1555 Volume/Page 1127/287 of the Official Property Records of Comanche County, Texas.

Affidavit for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 1555 Volume/Page 1127/291 of the Official Property Records of Comanche County, Texas.

Management Certificate for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 3030 Volume/Page 1096/209 of the Official Property Records of Comanche County, Texas.

DCCR for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2963 Volume/Page 1096/15 of the Official Property Records of Comanche County, Texas.

Plat for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2962 Volume/Page 1095/265 of the Official Property Records of Comanche County, Texas.

Policy for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2967 Volume/Page 1096/42 of the Official Property Records of Comanche County, Texas.

Bylaws for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2968 Volume/Page 1096/47 of the Official Property Records of Comanche County, Texas.

Policy for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2965 Volume/Page 1096/37 of the Official Property Records of Comanche County, Texas.

Policy for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2964 Volume/Page 1096/34 of the Official Property Records of Comanche County, Texas.



Policy for The Ranches at Pecan Valley Property Owners' Association, Inc. recorded in Document No. 2966 Volume/Page 1096/39 of the Official Property Records of Comanche County, Texas.

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

The Ranches at Pecan Valley Property 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 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

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THE RANCHES AT PECAN VALLEY PROPERTY OWNERS' ASSOCIATION, INC.



Owner's Account Statement (REQUIRED FOR REFIs!)	\$127.00
Premier Lender Questionnaire Bundle (Best Value!)	\$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

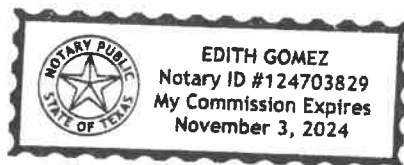
This Management Certificate is effective as of the 3 day of October, 2023.

THE RANCHES AT PECAN VALLEY PROPERTY  
OWNERS' 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 The Ranches at Pecan Valley Property  
Owners' 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

MANAGEMENT CERTIFICATE  
THE RANCHES AT PECAN VALLEY PROPERTY OWNERS' ASSOCIATION, INC.

**FILED FOR RECORD**  
AT 10:15 O'CLOCK A M

JAN 25 2024

*Ruby Lesley*  
Clerk, County Court Comanche Co., Texas

Env:

**FILED**

AT 10:15 O'CLOCK A M  
ON THE 25<sup>th</sup> DAY OF January  
A.D., 2024.

*Ruby Lesley*  
COUNTY CLERK, COMANCHE CO, TEXAS  
BY *Susan Ott*  
DEPUTY

**STATE OF TEXAS**  
**COUNTY OF COMANCHE**

I hereby certify that this instrument was FILED  
on the date and at the time stamped hereon by  
me and was duly RECORDED in the Volume and  
Page of the Deed  
Records of Comanche County, Texas.



*Ruby Lesley*  
County Clerk, Comanche Co., Texas

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RECORDED 01-26-2024

③ 33<sup>00</sup> preferred  
Association