

ELECTRONICALLY RECORDED

OFFICIAL PUBLIC RECORDS



Rose Pietsch

ROSE PIETSCH, County Clerk

Bastrop Texas

December 15, 2021 11:21:24 AM **202126793**

FEE: \$38.00

MANAGEMENT CERT

MANAGEMENT CERTIFICATE

DER RESIDENTIAL COMMUNITY, INC.

The undersigned, being an Officer of DER Residential Community, 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 Double Eagle Ranch (the "Subdivision Development").
2. The name of the Association is DER Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Double Eagle Ranch, Section One, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Cabinet 6, Page 102-A, 102-B and 103-A in the Plat Records of Bastrop County, Texas.

Double Eagle Ranch, Section Two, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Cabinet 6, Page 153-A, 153-B, 154-A and 154-B in the Plat Records of Bastrop County, Texas.

Double Eagle Ranch, Section 3, Phase A, a subdivision in Bastrop County, Texas, according to the Map or Plat thereof, recorded at Cabinet 7, Page 24A, 24-B and 25-A in the Plat Records of Bastrop County, Texas.

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

Double Eagle Ranch First Amendment to Master Covenant, recorded at Document No. 202110973 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch First Amendment to Development Area Declaration [Section 1], recorded at Document No. 201808249 in the Official Public Records of Bastrop County, Texas.

Secretary's Certificate, recorded at Document No. 201807143 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Community Manual, recorded at Document No. 201807118 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Design Guidelines, recorded at Document No. 201807128 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Development Area Declaration [Section 1], filed in Document No. 201807155 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Master Covenant, recorded at Document No. 201807093 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Notice of Applicability [Section 1], recorded at Document No. 201807135 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Notice of Applicability [Section 2], recorded at Document No. 201903599 in the Official Public Records of Bastrop County, Texas.

Scrivener's Affidavit, recorded at Document No. 201903667 in the Official Public Records of Bastrop County, Texas.

Double Eagle Ranch Notice of Applicability [Section 3, Phase A], recorded at Document No. 202007446 in the Official Public Records of Bastrop County, Texas.

Scrivener's Affidavit, recorded at Document No. 201901933 in the Official Public Records of Bastrop County, Texas.

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

DER Residential Community, 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

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

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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 Documents:	\$25.00
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 2 day of December, 2021.

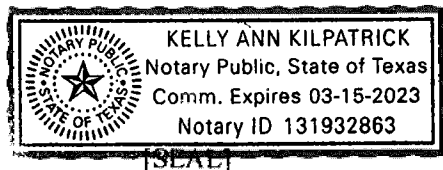
DER RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]
Name: DOUG PRAS
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF BASTROP §

This instrument was acknowledged before me on 2 day of December, 2021, by DOUG PRAS, Registered Agent DER Residential Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE
DER RESIDENTIAL COMMUNITY, INC.