



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 16, 2021 10:10 AM Fee: \$38.00

2021274592

Electronically Recorded

**MANAGEMENT CERTIFICATE
PIONEER HILL MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Pioneer Hill Master 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 is Pioneer Hill (the "Subdivision Development").
2. The name of the Association is Pioneer Hill Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pioneer Hill Section 1, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201400147 in the Official Public Records of Travis County, Texas.

Pioneer Hill Section 2, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201500144 in the Official Public Records of Travis County, Texas.

Pioneer Hill Section 3, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201600117 in the Official Public Records of Travis County, Texas.

Pioneer Hill Section 4, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201800221 in the Official Public Records of Travis County, Texas.

Pioneer Hill Section 5, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201900245 in the Official Public Records of Travis County, Texas.

Pioneer Hill Section 6, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 202000016 in the Official Public Records of Travis County, Texas.

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

Pioneer Hill Master Community Covenant, recorded at Document No. 2005114030 in the Official Public Records of Travis County, Texas.

Total Vacation of Subdivision Plat, recorded at Document No. 2014096171 in the Official Public Records of Travis County, Texas.

Pioneer Hill Development Area Declaration [Residential], recorded at Document No. 2016165329 in the Official Public Records of Travis County, Texas.

Pioneer Hill Notice of Applicability [Residential] [Phases 1-3], recorded at Document No. 2009177426 in the Official Public Records of Travis County, Texas.

Secretary's Certificate, recorded at Document No. 2017111716 in the Official Public Records of Travis County, Texas.

Deed without Warranty, recorded at Document No. 2017119733 in the Official Public Records of Travis County, Texas.

Pioneer Hill First Amendment to Development Area Declaration, recorded at Document No. 2019087679 in the Official Public Records of Travis County, Texas.

Pioneer Hill First Supplement to Community Manual, recorded at Document No. 2020099326 in the Official Public Records of Travis County, Texas.

Pioneer Hill Second Supplement to Community Manual Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded at Document No. 2021198818 in the Official Public Records of Travis County, Texas.

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

Pioneer Hill Master 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

MANAGEMENT CERTIFICATE
PIONEER HILL MASTER COMMUNITY, INC.

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

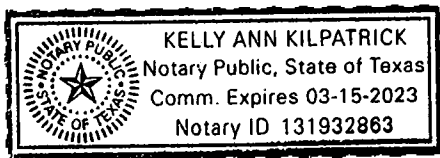
This Management Certificate is effective as of the 18 day of November, 2021.

PIONEER HILL MASTER COMMUNITY, INC., a Texas
nonprofit corporation

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

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by
Doug Pugh, Registered Agent for Pioneer Hill Master Community, Inc., a
Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

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
PIONEER HILL MASTER COMMUNITY, INC.