

MANAGEMENT CERTIFICATE

PECAN CREEK (LEANDER) HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Pecan Creek (Leander) 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 Pecan Creek (the "Subdivision Development").
2. The name of the Association is Pecan Creek (Leander) Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pecan Creek, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded in Appendix A of the Declaration of Covenants, Conditions & Restrictions for Pecan Creek at Document No. 2013086695 in the Official Public Records of Williamson County, Texas.

Pecan Creek, Phase 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2014095556 in the Official Public 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 & Restrictions for Pecan Creek, recorded at Document No. 2013086695 in the Official Public Records of Williamson County, Texas.

Temporary Landscape Easement Agreement, recorded at Document No. 2013099128 in the Official Public Records of Williamson County, Texas.

Dedictory Instruments Certificate, recorded at Document No. 2013111429 in the Official Public Records of Williamson County, Texas.

Pecan Creek (Leander) Homeowners Association, Inc. Declarant Appointment of Directors, recorded at Document No. 2014024235 in the Official Public Records of Williamson County, Texas.

Supplemental Declaration to the Declaration of Covenants, Conditions & Restrictions for Pecan Creek City of Leander, Williamson County, Texas to Annex Additional Property, recorded at Document No. 2015038788 in the Official Public Records of Williamson County, Texas.

Pecan Creek (Leander) Homeowners Association, Inc. Declarant Appointment of Directors, recorded at Document No. 2016114630 in the Official Public Records of Williamson County, Texas.

Violation Assessments (Fines) Resolution, recorded at Document No. 2017018278 in the Official Public Records of Williamson County, Texas.

Designation of Successor Declarant and Assignment of Declarant Rights, recorded at Document No. 2018059769 in the Official Public Records of Williamson County, Texas.

Certified Resolution of the Declarant of Pecan Creek (Leander) Homeowners Association, Inc. Amending Declarant's Appointment of Directors, recorded at Document No. 2018062297 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Standby Electric Generator Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081845 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Payment Plan Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081820 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Political Sign Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081821 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Vote Recount Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081846 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Records Production and Copying Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081934 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Solar Energy Device Installation Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081943 in the Official Public Records of Williamson County, Texas.

Resolution Adopting a Collection Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081819 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Flag Display Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081822 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Xeriscaping Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081950 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Rain Water Harvesting Policy for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081933 in the Official Public Records of Williamson County, Texas.

Resolution Adopting Board Meeting Notice Procedure for Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2018081813 in the Official Public Records of Williamson County, Texas.

First Amended and Restated Certified Violation Assessments (Fines) Resolution of the Board of Directors of Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2021051308 in the Official Public Records of Williamson County, Texas.

First Amendment to the Bylaws of Pecan Creek (Leander) Homeowners Association, Inc., recorded at Document No. 2021051309 in the Official Public Records of Williamson County, Texas.

First Certified Resolution of the Board of Directors of Pecan Creek (Leander) Homeowners Association, Inc. Adopting Rules Regarding Leasing, recorded at Document No. 2021051307 in the Official Public Records of Williamson County, Texas.

Certified Resolution of the Declarant of Pecan Creek (Leander) Homeowners Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2021171669 in the Official Public Records of Williamson County, Texas.

Certified Resolution of the Board of Directors of Pecan Creek (Leander) Homeowners Association, Inc. Adoption of Contract Procurement Policy, recorded at Document No. 2021171671 in the Official Public Records of Williamson County, Texas.

Certified Resolution of the Board of Directors of Pecan Creek (Leander) Homeowners Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2021171668 in the Official Public Records of Williamson County, Texas.

Certified Resolution of the Board of Directors of Pecan Creek (Leander) Homeowners Association, Inc. Adoption of Permitted Rules and Regulations under Chapter 202 of the Texas Property Code, recorded at Document No. 2021171670 in the Official Public Records of Williamson County, Texas.

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

Pecan Creek (Leander) 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
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

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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
"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 December, 2021.

PECAN CREEK (LEANDER) HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: Doug Pines
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 15 day of December, 2021, by Doug Pines, Registered Agent Pecan Creek (Leander) Homeowners Association, 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

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021193652

Pages: 6 Fee: \$46.00

12/22/2021 10:24 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas