

MANAGEMENT CERTIFICATE
Cedarbrook Ridge Residential Community, Inc.

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

LOTS 1 THROUGH 21, BLOCK 1; LOTS 1 THROUGH 4, BLOCK 2; LOTS 1 THROUGH 38, BLOCK 7; LOTS 1 THROUGH 28, BLOCK 8; LOTS 1 THROUGH 29, BLOCK 9; LOTS 1 THROUGH 85, BLOCK 10; TRACTS C, D, AND E, AMENDED FINAL PLAT OF CEDARBROOK RIDGE PHASE 1, A SUBDIVISION LOCATED IN THE CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NO. 2018-00026935, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ANY PORTIONS OF PROPERTY MADE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CEDARBROOK RIDGE RECORDED UNDER DOCUMENT NO. 2018- 00027151, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS BY THE RECORDATION OF A NOTICE OF ADDITION OF LAND.

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

Warranty Deed for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2022061897 of the Official Public Records of Bell County, Texas.

Notice for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2021082449 of the Official Public Records of Bell County, Texas.

Management Certificate for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2021076100 of the Official Public Records of Bell County, Texas.

Amended/Revised/Supplemental DCCR for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2021003951 of the Official Public Records of Bell County, Texas.

Plat for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2021002920 of the Official Public Records of Bell County, Texas.

Plat for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2021002921 of the Official Public Records of Bell County, Texas.

Adoption for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2019-00026201 of the Official Public Records of Bell County, Texas.

Management Certificate for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2019-00005370 of the Official Public Records of Bell County, Texas.

Warranty Deed for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-00031990 of the Official Public Records of Bell County, Texas.

DCCR for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-00027151 of the Official Public Records of Bell County, Texas.

Certificate of Correction for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-00028485 of the Official Public Records of Bell County, Texas.

Plat for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-26935 of the Official Public Records of Bell County, Texas.

Dedication for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-00026935 of the Official Public Records of Bell County, Texas.

Plat for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-21230 of the Official Public Records of Bell County, Texas.

Dedicatory Instrument for Cedarbrook Ridge Residential Community, Inc. recorded under Document No. 2018-21230 of the Official Public Records of Bell County, Texas.

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

Cedarbrook Ridge 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

MANAGEMENT CERTIFICATE

CEDARBROOK RIDGE RESIDENTIAL COMMUNITY, INC..

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 28 day of February, 2023.

CEDARBROOK RIDGE RESIDENTIAL COMMUNITY, INC.

Texas nonprofit corporation

By: _____

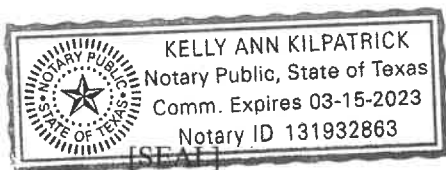
Name: Doug Plas

Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 28 day of February, 2023, by Doug Plas, Registered Agent for Cedarbrook Ridge Residential Community, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company

700 Market Street, Building 3

Cedar Park. TX 78613

MANAGEMENT CERTIFICATE

CEDARBROOK RIDGE RESIDENTIAL COMMUNITY, INC..



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2023010180

**As
CERTIFICATE**

Recorded On: March 13, 2023

Parties: CEDARBROOK RIDGE RESIDENTIAL COMMUNITY INC

To CEDARBROOK RIDGE

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2023010180
Receipt Number: 333947
Recorded Date/Time: 03/13/2023 10:03:58 AM
User / Station: zbranead - BCCCD0642

Record and Return To:

PAMCO
ATTN KELLY KILPATRICK
700 MARKER ST, BLDG 3
CEDAR PARK, TX 78613



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk