



MANAGEMENT CERTIFICATE

Centex Las Estancias Owners Association, Inc.

The undersigned, being an Officer of Centex Las Estancias Owners 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 is Centex Las Estancias Owners Association, Inc. (the "Subdivision Development").
2. The name of the Association is Centex Las Estancias (the "Association").
3. The recording data for the Subdivision Development is as follows:

ALL THAT REAL PROPERTY KNOWN AS THE LAS ESTANCIAS SUBDIVISION, LOCATED IN CALDWELL COUNTY, TEXAS, ACCORDING TO THAT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2018-001743 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

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

Amended/Revised/Supplemental DCCR for Centex Las Estancias Owners Association, Inc. recorded in Document No. 2021-008076 of the Official Property Records of Caldwell County, Texas

Amended/Revised/Supplemental DCCR for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2021-003376 of the Official Public Records of Caldwell County, Texas.

Amended/Revised/Supplemental DCCR for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2021-003377 of the Official Public Records of Caldwell County, Texas.

DCCR for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2021-000425 of the Official Public Records of Caldwell County, Texas.

Deed without Warranty for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2019-005074 of the Official Public Records of Caldwell County, Texas.

Resolution for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2019-000805 of the Official Public Records of Caldwell County, Texas.

Bylaws for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2018-002873 of the Official Public Records of Caldwell County, Texas.

Management Certificate for Centex Las Estancias Owners Association, Inc. recorded under Document No. 2018-002874 of the Official Public Records of Caldwell County, Texas.

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

Centex Las Estancias 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

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
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 6 day of SEPTEMBER, 2023.

CENTEX LAS ESTANCIAS OWNERS ASSOCIATION, INC.

Texas nonprofit corporation

By: _____

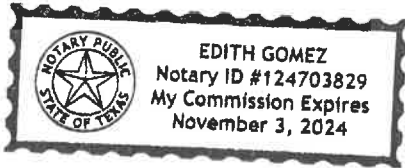
Name: Doug Plas

Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 6 day of September, 2023, by Doug Plas, Agent for The Woods Condominium Community, Inc. a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Edith Gomez
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company

700 Market Street, Building 3

Cedar Park, TX 78613

FILED AND RECORDED

Instrument Number: 2023-006261 Management Certificate

Filing and Recording Date: 10/02/2023 03:35:29 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Teresa Rodriguez

Teresa Rodriguez, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.