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**MANAGEMENT CERTIFICATE
OF
PRADERA RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Pradera Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Pradera.
2. The name of the Association: Pradera Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Hays County, Texas, made subject to that certain Pradera Master Covenant [Residential] recorded as Document No. 23023233 in the Official Public Records of Hays County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Pradera Residential Community, Inc., c/o Property Management Professionals, 551 South IH 35, Suite 150, Round Rock, Texas 78664.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Pradera Residential Community, Inc., c/o Property Management Professionals
Attn:	Tracie Manriquez
Mailing Address:	551 South IH 35, Suite 150 Round Rock, Texas 78664
Telephone Number::	512-381-2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the Association's dedicatory instruments:
Praderahoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$185.00

Resale Certificate Fee - \$325.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

PRADERA RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: 

Name: Tracie Manriquez

Title: Vice President of Community Management


THE STATE OF TEXAS §

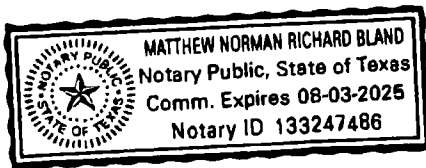
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COUNTY OF HAYS §

This instrument was acknowledged before me on 17th day of September, 2024, by Tracie Manriquez the Community Manager of Pradera Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

PRADERA RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

ATTACHMENT 1

1. Pradera Master Covenant [Residential], recorded under Document No. 23023233, in the Official Public Records of Hays County, Texas.
2. Pradera Development Area Declaration [Residential], recorded under Document No. 23023354, in the Official Public Records of Hays County, Texas.
3. Pradera Adoption of Working Capital Assessment [Residential], recorded under Document No. 23023384, in the Official Public Records of Hays County, Texas.
4. Pradera Community Manual [Residential], recorded under Document No. 23023509, in the Official Public Records of Hays County, Texas.
5. Pradera Notice of Applicability [Residential] [Camino East Subdivision, Phase 1], recorded under Document No. 23023588, in the Official Public Records of Hays County, Texas.
6. Pradera Residential Community, Inc. Declarant Removal and Appointment of Directors, recorded under Document No. 23023668, in the Official Public Records of Hays County, Texas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

24038618 CERTIFICATE
10/03/2024 12:45:54 PM Total Fees: \$33.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

