

**MANAGEMENT CERTIFICATE**  
**WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, being an Officer of Whitetail Ridge Property 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 Whitetail Ridge (the "Subdivision Development").
2. The name of the Association is Whitetail Ridge Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Whitetail Ridge, a subdivision in Burnet County, Texas, according to the Map or Plat thereof, recorded at Clerk's Instrument No. 202004830 in the Map and Plat Records of Burnet County, Texas and Cabinet 2, Page 248 through 262 in the Map and Plat Records of Lampasas County, Texas, and Clerk's Instrument No. 2020-012446-A through 3030-012446-O in the Map and Plat Records of Bell 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, Easement, Charges and Liens for Whitetail Ridge Subdivision, recorded at Document No. 201909421 in the Official Public Records of Burnet County, Texas and at Volume 560, Page 720 in the Official Public Records of Lampasas County, Texas.

Affidavit Authenticating Document, recorded at Document No. 202000107 in the Official Public Records of Burnet County, Texas and Volume 564, Page 922 in the Official Public Records of Lampasas County, Texas.

Resolution of the Board of Directors of Whitetail Ridge Property Owners' Association, Inc. Regarding Payment Plan Policy, filed in Document No. 202000108 in the Official Public Records of Burnet County, Texas and at Volume 564, Page 946 in the Official Public Records of Lampasas County, Texas.

Resolution of the Board of Directors of Whitetail Ridge Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 202000109 in the Official Public Records of Burnet County, Texas and at Volume 564, Page 939 in the Official Public Records of Lampasas County, Texas.

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First Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Whitetail Ridge Subdivision, recorded at Document No. 202004989 in the Official Public Records of Burnet County, Texas and at Volume 567, Page 433 in the Official Public Records of Lampasas County, Texas.

5. The name and mailing address of the Association is:  
  
Whitetail Ridge Property 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](mailto: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
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Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
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Resale Disclosure 3 business days Rush Fee	\$75.00
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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
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Standard Lender Questionnaire Package	\$175.00

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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 2 day of December, 2021.

WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: Doug Plas  
Title: Agent

THE STATE OF TEXAS                    §  
COUNTY OF BURNET                   §

This instrument was acknowledged before me on 2 day of December, 2021, by  
Doug Plas, Registered Agent Whitetail Ridge Property Owners'  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.



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

**Instrument Number: 2021082863**

As

**CERTIFICATE**

**Recorded On:** December 17, 2021

**Parties:** WHITETAIL RIDGE PROPERTY OWNERS ASSOCIATION INC

**To** WHITETAIL 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
<b>Total Fees:</b>	<b>\$23.00</b>

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

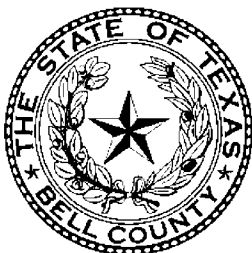
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2021082863  
Receipt Number: 247819  
Recorded Date/Time: 12/17/2021 11:37:13 AM  
User / Station: colonec - BCCCD0642

**Record and Return To:**

Cagle Pugh  
4301 WESTBANK DR A-150  
AUSTIN, TX 78746-4478



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

*Janet Parker*

Janet Parker, County Clerk

Burnet County, TX

Pages: 4

CERT Fee: \$38.00

**MANAGEMENT CERTIFICATE****WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.**

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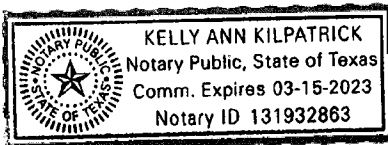
This Management Certificate is effective as of the 2 day of December, 2021.

WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

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

THE STATE OF TEXAS           §  
COUNTY OF BURNET           §

This instrument was acknowledged before me on 2 day of December, 2021, by  
Doug Plas, Registered Agent Whitetail Ridge Property Owners'  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
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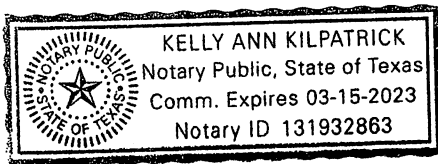
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WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: Doug Plas  
Title: Agent

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COUNTY OF BURNET                   §

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[SEAL]

[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

190045  
FILED FOR RECORD  
1:45pm  
DEC 28 2021

CONNIE HARTMANN, COUNTY CLERK  
LAMPASAS COUNTY, TEXAS  
[Signature] DEPUTY

MANAGEMENT CERTIFICATE  
WHITETAIL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS  
COUNTY OF LAMPASAS }

I, Connie Hartmann CLERK OF THE

County Court in and for the County do hereby certify that the foregoing instrument  
with its certificate of authentication was filed for

record in my office the 28th day of December 2021 at 1:45 o'clock P M  
and duly Recorded the 28th day of December 2021 at 1:55 o'clock P M  
deed Records of said County, in Vol 592 on page 927-930

WITNESS my hand and seal of the County Court of said County, at office in Lampasas, Texas  
the day and year last above written

gjo downer

Deputy

Connie Hartmann

Clerk