

**MANAGEMENT CERTIFICATE****Coldwater Ridge Homeowner's Association, Inc.**

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

Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2005030379 of the Official Public Records of Travis County, Texas.

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

Bylaws for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2005030379 of the Official Public Records of Travis County, Texas.

Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2005030379 of the Official Public Records of Travis County, Texas.

First Amendment of The Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2008168664 of the Official Public Records of Travis County, Texas.

Second Amendment of The Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2009046188 of the Official Public Records of Travis County, Texas.

Third Amendment of The Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2012203467 of the Official Public Records of Travis County, Texas.

Fourth Amendment of The Declaration of Condominium Regime for Coldwater Ridge Homeowner's Association, Inc. recorded under Document No. 2015149434 of the Official Public Records of Travis County, Texas.

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

Coldwater Ridge Homeowner's 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 20 day of OCTOBER, 2022.

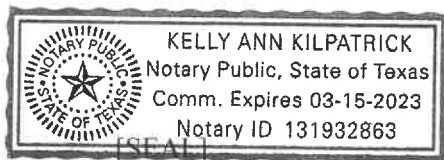
COLDWATER RIDGE HOMEOWNER'S ASSOCIATION,
INC., Texas nonprofit corporation

By: _____
Name: Doug Plas
Title: Registered Agent

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 20 day of October, 2022, by
Doug Plas, Registered Agent for Coldwater Ridge Homeowner's
Association, 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

Recorders Memorandum-At the time of recordation
this instrument was found to be inadequate for the best
reproduction, because of illegibility, carbon or
photocopy, discolored paper, etc. All blockouts,
additions and changes were present at the time the
instrument was filed and recorded.



2022191464

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero
Rebecca Guerrero, County Clerk
Travis County, Texas

Dec 14, 2022 09:50 AM

Fee: \$38.00

LOPEZS

MANAGEMENT CERTIFICATE
COLDWATER RIDGE HOMEOWNER'S ASSOCIATION, INC.