



A handwritten signature in cursive script that reads "Janet Parker".

Janet Parker, County Clerk

Burnet County, TX

Pages: 4 CERT Fee: \$38.00

**MANAGEMENT CERTIFICATE****SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Summit Springs 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 is Summit Springs (the "Subdivision Development").
2. The name of the Association is Summit Springs Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
  
Summit Springs, a subdivision in Blanco County, Texas and Burnet County, Texas, according to the Map or Plat thereof, recorded at Cabinet 3, Slides 148 through 158 of the Map Records of Blanco County, Texas and recorded at Document No. 201401042 in the Official Public Records of Burnet 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, and Restrictions for Summit Springs Property Owners' Association, Inc., recorded at Document No. 201401059 in the Official Public Records of Burnet County, Texas.

Summit Springs Property Owners' Association Board Member Ethics Guidelines and Conflict of Interest Policy, recorded at Document No. 201705597 in the Official Public Records of Burnet County, Texas.

Summit Springs Property Owners' Association, Inc. Policies, recorded at Document No. 201705998 in the Official Public Records of Burnet County, Texas.

Summit Springs Property Owner's Association, Inc. Resolution Collection Policy for Delinquent Accounts, recorded at Document No. 201901838 in the Official Public Records of Burnet County, Texas.

Notice of Dedicatory Instrument for Summit Springs Property Owners' Association, Inc., recorded at Document No. 202007508 in the Official Public Records of Burnet County, Texas and at Document No. 200817 in the Official Public Records of Blanco County, Texas.

Certified Resolution of the Board of Directors of Summit Springs Property Owners' Association, Inc. Ratifying and Approving the Rules and Regulations for Summit Springs Property Owners' Association, Inc., recorded at Document No. 202008112 in the Official Public Records of Burnet County, Texas.

Records of Retention Policy for Summit Springs Property Owners' Association, Inc., recorded at Document No. 202011835 in the Official Public Records of Burnet County, Texas.

Payment Plan Policy for Summit Springs Property Owners' Association, Inc., recorded at Document No. 202011838 in the Official Public Records of Burnet County, Texas.

MANAGEMENT CERTIFICATE

SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.

Supplemental Notice of Dedicatory Instruments for Summit Springs Property Owners' Association, Inc., recorded at Document No. 202012083 in the Official Public Records of Burnet County, Texas.

Access and Temporary Construction Easement Agreement, recorded at Document No. 202015563 in the Official Public Records of Burnet County, Texas.

Summit Springs Property Owners Association Policies and Procedures Adopted in Compliance with Legislation Passed by Texas 87R 2021 Legislative Session Concluding May 31, 2021, recorded at Document No. 202115575 in the Official Public Records of Burnet County, Texas.

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

Summit Springs 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
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
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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 Documents:	\$25.00
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 2 day of December, 2021.

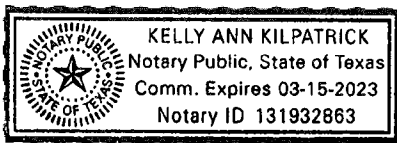
SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

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

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on 2 day of December, 2021, by Donna Plas, Registered Agent for Summit Springs 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  
SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.

**MANAGEMENT CERTIFICATE**  
**SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.**

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Cedar Park, TX 78613  
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MANAGEMENT CERTIFICATE  
SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.

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Utility Bill	\$0.00
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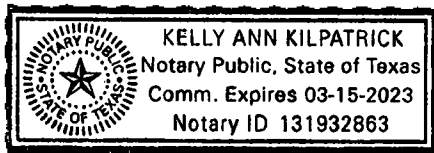
SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: K. S. Pugh  
Title: Agent

THE STATE OF TEXAS §

COUNTY OF BURNET §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Pugh, Registered Agent for Summit Springs 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  
SUMMIT SPRINGS PROPERTY OWNERS ASSOCIATION, INC.



**Blanco County  
Laura Walla  
Blanco County Clerk**

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**Instrument Number:** 217321

eRecording - Real Property

CERTIFICAT

Recorded On: December 17, 2021 10:33 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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:**

Document Number: 217321  
Receipt Number: 20211217000013  
Recorded Date/Time: December 17, 2021 10:33 AM  
User: Sheila M  
Station: cclerk02

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Blanco County, Texas.**

Laura Walla  
Blanco County Clerk  
Blanco County, TX