

MANAGEMENT CERTIFICATE

TERRACES OF WOODLAKE (GEORGETOWN) HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Terraces of Woodlake (Georgetown) Homeowners' 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 Terraces of Woodlake (the "Subdivision Development").
2. The name of the Association is Terraces of Woodlake (Georgetown) Homeowners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Woodlake Phase 3, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2003070897 in the Official Public Records of Williamson 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 Terraces of Woodlake, recorded at Document No. 2004007250 in the Official Public Records of Williamson County, Texas.

Bylaws of Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2004007251 in the Official Public Records of Williamson County, Texas.

Articles of Incorporation of Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., filed in Document No. 2004007252 in the Official Public Records of Williamson County, Texas.

Unanimous Written Consent of Directors in Lieu of Meeting Terraces of Woodlake (Georgetown) Homeowners Association, Inc., recorded at Document No. 2006017890 in the Official Public Records of Williamson County, Texas.

Landscape Easement, recorded at Document No. 2006105421 in the Official Public Records of Williamson County, Texas.

Landscape Easement, recorded at Document No. 2006105422 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2007025594 in the Official Public Records of Williamson County, Texas.

Corrected Deed without Warranty, recorded at Document No. 2007054179 in the Official Public Records of Williamson County, Texas.

Landscape Easement, recorded at Document No. 2007070242 in the Official Public Records of Williamson County, Texas.

Water Line Easement and Right-of-Way, recorded at Document No. 2011020345 in the Official Public Records of Williamson County, Texas.

Amendment of Bylaws of for Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2011071111 in the Official Public Records of Williamson County, Texas.

Amendment of Declaration of Covenants, Conditions and Restrictions for Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2011075578 in the Official Public Records of Williamson County, Texas.

Adoption of Rules and Regulations of Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., recorded at Document No. 2011075860 in the Official Public Records of Williamson County, Texas.

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

Terraces of Woodlake (Georgetown) Homeowners' 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 |

MANAGEMENT CERTIFICATE

TERRACES OF WOODLAKE (GEORGETOWN) HOMEOWNERS' ASSOCIATION, INC.

| | |
|---|----------|
| 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 |

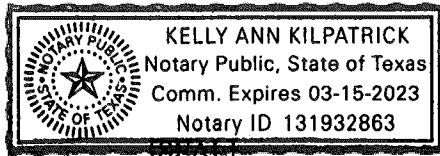
This Management Certificate is effective as of the 13 day of December, 2021.

TERRACES OF WOODLAKE (GEORGETOWN)
HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit
corporation

By: [Signature]
Name: DOUGLAS
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 13 day of December, 2021, by Douglas, Registered Agent Terraces of Woodlake (Georgetown) Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly A. Kilpatrick
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE
TERRACES OF WOODLAKE (GEORGETOWN) HOMEOWNERS' ASSOCIATION, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021193657

Pages: 5 Fee: \$42.00

12/22/2021 10:26 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas