

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 09, 2021 02:45 PM Fee: \$38.00

2021269987

Electronically Recorded

MANAGEMENT CERTIFICATE

AUSTIN'S COLONY HOMEOWNER'S ASSOCIATION, INC.

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

Austin's Colony, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 86, Pages 125D, 126A, 126B & 126C in the Plat Records of Travis County, Texas.

Austin's Colony, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Volume 87, Pages 133A – 135A in the Plat Records of Travis 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 Austin's Colony Subdivision, recorded at Volume 09651, Page 0592 through Page 0621 in the Official Public Records of Travis County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Austin's Colony Subdivision, recorded at Volume 09742, Page 0604 through Page 0607 in the Official Public Records of Travis County, Texas.

Notice of Annexation of Land and Extension of Covenants, Conditions, and Restrictions, recorded at Volume 10311, Page 0527 through Page 0565 in the Official Public Records of Travis County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions of Austin's Colony Subdivision, recorded at Volume 10703, Page 1108 through Page 1124 in the Official Public Records of Travis County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions of Austin's Colony Subdivision, recorded at Volume 10703, Page 1125 through Page 1128 in the Official Public Records of Travis County, Texas.

Bylaws of Austin's Colony Homeowners Association, Inc., recorded as Document No. 2003061081 in the Official Public Records of Travis County, Texas.

Resolution Adopting Rain Water Harvesting Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151379 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Solar Energy Device Installation Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151380 in the Official Public Records of Travis County, Texas.

Resolution Adopting Flag Display Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151381 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Collection Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151382 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Payment Plan Guidelines Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151383 in the Official Public Records of Travis County, Texas.

Resolution Adopting Board Meeting Notice Procedure for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151384 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Records Production and Copying Policy for Austin's Colony Homeowners Association, Inc., recorded as Document No. 2012151385 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Records Retention Policy for Austin's Colony Homeowners Association, Inc., recorded at Document No. 2012151386 in the Official Public Records of Travis County, Texas.

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

Austin's Colony 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 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	\$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 2 day of December, 2021.

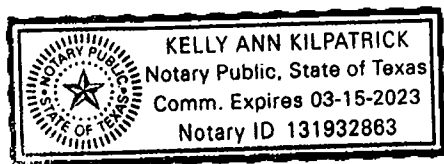
AUSTIN'S COLONY HOMEOWNER'S ASSOCIATION,
INC., a Texas nonprofit corporation

By: [Signature]
Name: DONALD PUGH
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 2 day of December, 2021, by
DONALD PUGH, Registered Agent for Austin's Colony Homeowner's
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
AUSTIN'S COLONY HOMEOWNER'S ASSOCIATION, INC.