

## MANAGEMENT CERTIFICATE

### SOJO Crossing Townhome Owners Association, Inc.

The undersigned, being an Officer of SOJO Crossing Townhome 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 SOJO Commons, Phase I, IDZ (the "Subdivision Development").
2. The name of the Association is SOJO Crossing Townhome Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
7Stones on Clay IDZ Subdivision in Bexar County, Texas, recorded in Volume 9728, Pages 199, Plat Records of Bexar County, Texas.

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

Declaration of Restrictive Covenants for SOJO Crossing Townhomes, recorded under Document No. 20160088953 Official Public Records of Bexar County, Texas.

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

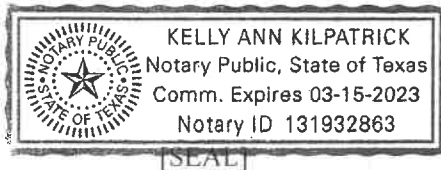
This Management Certificate is effective as of the 1 day of SEPTEMBER, 2022.

SOJO CROSSING TOWNHOME OWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: \_\_\_\_\_  
Name: Doug Plas  
Title: Registered Agent

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 1 day of September, 2022, by  
Doug Plas, Registered Agent for SOJO Crossing Townhome Owners  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Kelly Ann Kilpatrick  
Notary Public Signature

AFTER RECORDING RETURN TO:

Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park. TX 78613

MANAGEMENT CERTIFICATE  
SOJO CROSSING TOWNHOME OWNERS ASSOCIATION, INC.



**LUCY ADAME-CLARK**

BEXAR COUNTY CLERK

100 Dolorosa, Suite 104  
San Antonio, TX 78205

(210) 335-2216  
Mon - Fri 8am - 5pm

Visit our website at:  
[www.Bexar.org](http://www.Bexar.org)

**Receipt Number:** 20220913000234

**Status:** ORIGINAL COPY

Description	Document Type	Document #	Book/Vol/Page	# Pages	GF/Serial #	Amount
Real Property Recordings	OWNCERT	20220221458		4		\$34.00
Real Property Recordings	OWNCERT	20220221459		5		\$38.00
Real Property Recordings	OWNCERT	20220221460		4		\$34.00

**Total Documents : 3**

**Total: \$106.00**

Payment Method	Payment ID	Authorization #	Amount
Check	10073	MAIL	\$106.00

**Tender Subtotal:**

**Total Payments: \$106.00**

Check: \$106.00

Change Due: \$0.00

Client Name: PREFERRED ASSOCIATION  
MANAGEMENT COMPANY

Date: 09/13/2022 | 09:40AM

Clerk: David P



\*VG-87-2022-20220221460\*

### File Information

### FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

**Document Number:** 20220221460  
**Recorded Date:** September 13, 2022  
**Recorded Time:** 9:40 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
9/13/2022 9:40 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk