



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 09, 2021 04:22 PM Fee: \$38.00

**2021270140**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE  
CARMEL MASTER COMMUNITY, INC.**

The undersigned, being an Officer of Carmel Master Community, 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 Carmel (the "Subdivision Development").
2. The name of the Association is Carmel Master Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Carmel, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 201800009 in the Official Public Records of Travis County, Texas.

Carmel, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded as Attachment A of Document No. 2019157437 in 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:

Carmel Master Covenant, recorded at Document No. 2017046163 in the Official Public Records of Travis County, Texas.

Carmel Development Area Declaration [Residential] Development Area 1, recorded at Document No. 2018010813 in the Official Public Records of Travis County, Texas.

Carmel Community Manual, recorded at Document No. 2018010814 in the Official Public Records of Travis County, Texas.

Secretary's Certificate, recorded at Document No. 2018010847 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 1 Section 1], recorded at Document No. 2018010904 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 1 Section 2], recorded at Document No. 2018073198 in the Official Public Records of Travis County, Texas.

Carmel Designation of Common Area [Carmel West Phase 1 Section 2], recorded at Document No. 2018155524 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 2 Section 1], recorded at Document No. 2018189040 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 2 Section 2], recorded at Document No. 2019007772 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 2 Section 3], recorded at Document No. 2019076875 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 2 Section 4], recorded at Document No. 2019115921 in the Official Public Records of Travis County, Texas.

Carmel Notice of Addition of Land, recorded at Document No. 2019157437 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 2 Section 5], recorded at Document No. 2019173449 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 3 Section 1], recorded at Document No. 2020157950 in the Official Public Records of Travis County, Texas.

Carmel Notice of Applicability [Carmel West Phase 3 Section 2], recorded at Document No. 2021077127 in the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments, recorded at Document No. 2021194603 in the Official Public Records of Travis County, Texas.

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

Carmel Master Community, 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:

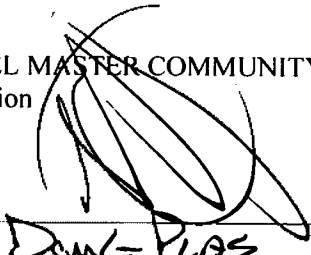
Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 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

MANAGEMENT CERTIFICATE  
CARMEL MASTER COMMUNITY, INC.

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 19 day of November, 2021.

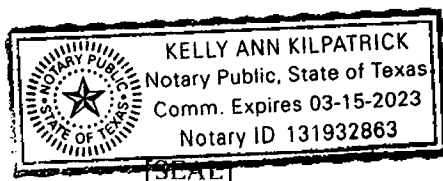
CARMEL MASTER COMMUNITY, INC., a Texas nonprofit corporation

By:   
Name: DOUG PLAS  
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 19 day of November, 2021, by DOUG PLAS, Registered Agent for Carmel Master Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

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