



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Dec 16, 2021 10:11 AM Fee: \$38.00

**2021274593**

\*Electronically Recorded\*

**MANAGEMENT CERTIFICATE**

**RANCHES AT HAMILTON POOL HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Ranches at Hamilton Pool 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 is Ranches at Hamilton Pool (the "Subdivision Development").
2. The name of the Association is Ranches at Hamilton Pool Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Ranches at Hamilton Pool, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200500132 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:

Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches at Hamilton Pool, recorded at Document No. 2006081295 in the Official Public Records of Travis County, Texas.

First Supplementary for the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches at Hamilton Pool, recorded at Document No. 2006120037 in the Official Public Records of Travis County, Texas.

Irrigation Easement, recorded at Document No. 2010073246 in the Official Public Records of Travis County, Texas.

Resolution Adopting a Payment Plan Guidelines Policy for Ranches at Hamilton Pool Homeowner's Association, Inc., recorded at Document No. 2014132051 in the Official Public Records of Travis County, Texas.

General Warranty Deed, recorded at Document No. 2015120170 in the Official Public Records of Travis County, Texas.

Supplementary Declaration to Amendment No. Five to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches at Hamilton Pool, recorded at Document No. 2016110833 in the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2016142335 in the Official Public Records of Travis County, Texas.

Supplementary Declaration No. Six to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches at Hamilton Pool, recorded at Document No. 2016205790 in the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2018007723 in the Official Public Records of Travis County, Texas.

Certificate of Secretary of Ranches at Hamilton Pool Homeowners Association, Inc. Regarding Amendment to Bylaws of the Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2018035320 in the Official Public Records of Travis County, Texas.

Certificate of Secretary of Ranches at Hamilton Pool Homeowners Association, Inc. regarding Amendment to Bylaws of the Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2018162903 in the Official Public Records of Travis County, Texas.

Supplemental Notice of Dedicatory Instruments for Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2018198360 in the Official Public Records of Travis County, Texas.

Certificate of Secretary of Ranches at Hamilton Pool Homeowners Association, Inc. regarding Policy Resolution Adopting Schedule of Fines, recorded at Document No. 2019048243 in the Official Public Records of Travis County, Texas.

Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches at Hamilton Pool, recorded at Document No. 2020235462 in the Official Public Records of Travis County, Texas.

Supplemental Notice of Dedicatory Instruments for Ranches at Hamilton Pool Homeowners Association, Inc., recorded at Document No. 2020236442 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:  
  
Ranches at Hamilton Pool 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](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
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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 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 18 day of November, 2021.

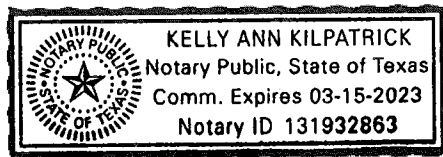
RANCHES AT HAMILTON POOL HOMEOWNERS  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Name: Ranch Pugh  
Title: Agent

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Ranches at Hamilton Pool Homeowners 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  
RANCHES AT HAMILTON POOL HOMEOWNERS ASSOCIATION, INC.