

MANAGEMENT CERTIFICATE

LAKE RIDGE AT CANYON LAKE PROPERTY OWNERS ASSOCIATION

The undersigned, being an Officer of Lake Ridge at Canyon Lake Property Owners Association (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 Southerland Lakeridge (the "Subdivision Development").
2. The name of the Association is Lake Ridge at Canyon Lake Property Owners Association (the "Association").
3. The recording data for the Subdivision Development is as follows:

Lake Ridge at Canyon Lake, Unit 1, a subdivision in Comal County, Texas, according to the Map or Plat thereof, recorded at Clerk's Document No. 201306051915 in the Official Public Records of Comal County, Texas.

Lake Ridge at Canyon Lake, Unit 2, a subdivision in Comal County, Texas, according to the Map or Plat thereof, recorded at Clerk's Document No. 201406022152 in the Official Public Records of Comal County, Texas.

Lake Ridge at Canyon Lake, Unit Three, a subdivision in Comal County, Texas, according to the Map or Plat thereof, recorded at Clerk's Document No. 20140635671 in the Official Public Records of Comal 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 Lake Ridge at Canyon Lake Unit One, recorded at Document No. 201306052244 in the Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions Lake Ridge at Canyon Lake Unit One, recorded at Document No. 201306052655 in the Official Public Records of Comal County, Texas.

Design Guidelines Lake Ridge at Canyon Lake, recorded at Document No. 201306052656 in the Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions Lake Ridge at Canyon Lake Unit Two, recorded at Document No. 201406024366 in the Official Public Records of Comal County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions Lake Ridge at Canyon Lake Unit One Comal County, Texas, recorded at Document No. 201406024367 in the Official Public Records of Comal County, Texas.

Revised Design Guidelines Lake Ridge at Canyon Lake, recorded at Document No. 201406034732 in the Official Public Records of Comal County, Texas.

Declaration of Covenants, Conditions and Restrictions Lake Ridge at Canyon Lake Unit Three, recorded at Document No. 201406035947 in the Official Public Records of Comal County, Texas.

5. The name and mailing address of the Association is:
- Lake Ridge at Canyon Lake Property Owners Association
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.

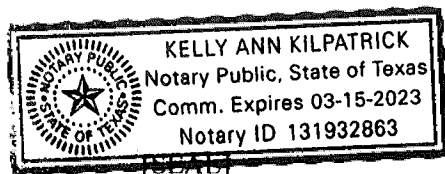
LAKE RIDGE AT CANYON LAKE PROPERTY OWNERS
ASSOCIATION, a Texas nonprofit corporation

By: [Signature]
Name: Don & Pugh
Title: Agent

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on 2 day of December, 2021, by
Don & Pugh, Registered Agent Lake Ridge at Canyon Lake Property
Owners Association, 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

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
12/15/2021 02:35:05 PM
CHRISTY 4 Pages(s)
202106064321



Bobbie Koepp