

346966

MANAGEMENT CERTIFICATE

RIO ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Rio Escondido Property 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 Rio Escondido (the "Subdivision Development").
2. The name of the Association is Rio Escondido Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Rio Escondido, Phase One, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision at Document No. 20200948 in the Official Public Records of Hamilton County, Texas and Document No. 327337 in the Official Public Records of Coryell County, Texas.

Rio Escondido, Phase Two, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2 at Document No. 20201117 in the Official Public Records of Hamilton County, Texas and Document No. 327355 in the Official Public Records of Coryell County, Texas and as Exhibit A of First Amended Supplement Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2 at Document No. 20201201 in the Official Public Records of Hamilton County, Texas and Document No. 327673 in the Official Public Records of Coryell County, Texas.

Rio Escondido, Phase Three, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Second Amended Supplement Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 3 at Document No. 20201333 in the Official Public Records of Hamilton County, Texas and Document No. 328304 in the Official Public Records of Coryell County, Texas.

Rio Escondido, Phase Four, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Third Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 4 at Document No. 20201749 in the Official Public Records of Hamilton County, Texas and Document No. 330081 in the Official Public Records of Coryell County, Texas and as Exhibit A of Fourth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex an Additional 45.174 Acres into Phase 4 at Document No. 20201872 in the Official Public Records of Hamilton County, Texas and at Document No. 330685 in the Official Public Records of Coryell County, Texas.

Rio Escondido, Phase Five, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Fifth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 5 at Document No. 20210289 in the Official Public Records of Hamilton County, Texas and Document No. 334811 in the Official Public Records of Coryell County, Texas.

Rio Escondido, Phase Six, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Sixth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 6 at Document No. 20210914 in the Official Public Records of Hamilton County, Texas and Document No. 337191 in the Official Public Records of Coryell County, Texas.

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

Affidavit Authenticating Document, recorded at Document No. 20200949 in the Official Public Records of Hamilton County, Texas and at Document No. 327341 in the Official Public Records of Coryell County, Texas.

Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision, recorded at Document No. 20200948 in the Official Public Records of Hamilton County, Texas and at Document No. 327337 in the Official Public Records of Coryell County, Texas.

Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2, recorded at Document No. 20201117 in the Official Public Records of Hamilton County, Texas and at Document No. 327355 in the Official Public Records of Coryell County, Texas.

First Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2, recorded at Document No. 20201201 in the Official Public Records of Hamilton County, Texas and at Document No. 327673 in the Official Public Records of Coryell County, Texas.

Second Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 3, recorded at Document No. 20201333 in the Official Public Records of Hamilton County, Texas and at Document No. 328304 in the Official Public Records of Coryell County, Texas.

Third Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 4, recorded at Document No. 20201749 in the Official Public Records of Hamilton County, Texas and at Document No. 330081 in the Official Public Records of Coryell County, Texas.

Fourth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex an Additional 45.174 Acres into Phase 4, recorded at Document No. 20201872 in the Official Public

Records of Hamilton County, Texas and at Document No. 330685 in the Official Public Records of Coryell County, Texas.

Fifth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 5, recorded at Document No. 20210289 in the Official Public Records of Hamilton County, Texas and at Document No. 334811 in the Official Public Records of Coryell County, Texas.

Sixth Amended Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 6, recorded at Document No. 20210914 in the Official Public Records of Hamilton County, Texas and at Document No. 337191 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Rio Escondido Property Owners' Association, Inc. Regarding Records Production and Copying Policy, recorded at Document No. 20200951 in the Official Public Records of Hamilton County, Texas and at Document No. 327339 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Rio Escondido Property Owners' Association, Inc. Regarding Records Retention Policy, recorded at Document No. 20200950 in the Official Public Records of Hamilton County, Texas and at Document No. 327338 in the Official Public Records of Coryell County, Texas.

Resolution of the Board of Directors of Rio Escondido Property Owners' Association, Inc. Regarding Payment Plan, recorded at Document No. 20200952 in the Official Public Records of Hamilton County, Texas and at Document No. 327340 in the Official Public Records of Coryell County, Texas.

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

Rio Escondido Property 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

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

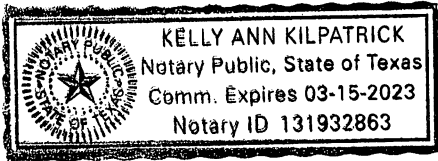
This Management Certificate is effective as of the 2 day of December, 2021.

RIO ESCONDIDO PROPERTY OWNERS' ASSOCIATION,
INC., a Texas nonprofit corporation

By: _____
Name: KIMBERLY PUGH
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF HAMILTON §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Plas, Registered Agent Rio Escondido Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

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

STATE OF TEXAS
COUNTY OF CORYELL

The above and foregoing is a true and correct copy as
the same appears on file and recorded in the appropriate
records of Coryell County, Texas. Thereby certify, on

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DEC 21 2021

Jennifer T. Newton

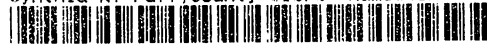
County Clerk
Coryell County, Texas



Jennifer T. Newton
COUNTY CLERK, CORYELL CO., TEXAS

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MANAGEMENT CERTIFICATE

RIO ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC.

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2. The name of the Association is Rio Escondido Property Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

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Rio Escondido, Phase Two, a subdivision in Hamilton County, Texas and Coryell County, Texas, according to the Map or Plat thereof, recorded as Exhibit A of Supplemental Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2 at Document No. 20201117 in the Official Public Records of Hamilton County, Texas and Document No. 327355 in the Official Public Records of Coryell County, Texas and as Exhibit A of First Amended Supplement Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Rio Escondido Subdivision to Annex Property – Phase 2 at Document No. 20201201 in the Official Public Records of Hamilton County, Texas and Document No. 327673 in the Official Public Records of Coryell County, Texas.

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

Rio Escondido Property 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

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:

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Statement of Account 1 business days Rush Fee	\$150.00
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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
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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
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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
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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

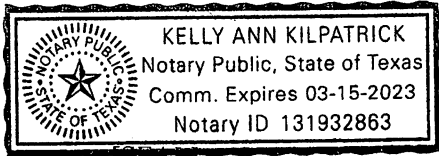
This Management Certificate is effective as of the 2 day of December, 2021.

RIO ESCONDIDO PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: DOUG PLAS
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF HAMILTON §

This instrument was acknowledged before me on 2 day of December, 2021, by Doug Plas, Registered Agent Rio Escondido Property Owners' 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

FILED and RECORDED

Instrument Number: 20220276 B: RP V: 604 P: 225

Filing and Recording Date: 02/07/2022 10:39:51 AM Recording Fee: 42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.