

MANAGEMENT CERTIFICATE
GW HOMEOWNERS ASSOCIATION, INC.

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

Greatwood Phase 1, Section 1, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2015070751 in the Official Public Records of Williamson County, Texas.

Greatwood Phase 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2017026884 in the Official Public Records of Williamson County, Texas.

Greatwood Phase 3, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2017027462 in the Official Public Records of Williamson County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Greatwood Master Covenant, recorded at Document No. 2015069622 in the Official Public Records of Williamson County, Texas.

Greatwood Community Manual, recorded at Document No. 2015069955 in the Official Public Records of Williamson County, Texas.

Greatwood Design Guidelines, filed in Document No. 2015070060 in the Official Public Records of Williamson County, Texas.

Greatwood Notice of Applicability [Section 1], recorded at Document No. 2015071206 in the Official Public Records of Williamson County, Texas.

Greatwood Development Area Declaration [Section 1], recorded at Document No. 2015071364 in the Official Public Records of Williamson County, Texas.

Secretary's Certificate, recorded at Document No. 2015087862 in the Official Public Records of Williamson County, Texas.

Greatwood Variance [Lot 1, Block C, Section 1], recorded at Document No. 2017024788 in the Official Public Records of Williamson County, Texas.

Greatwood Notice of Applicability [Phase 2 & 3], recorded at Document No. 2017035598 in the Official Public Records of Williamson County, Texas.

Greatwood Development Area Declaration [Phases 2 & 3], recorded at Document No. 2017035807 in the Official Public Records of Williamson County, Texas.

Greatwood First Amendment to Development Area Declaration [Section 1], recorded at Document No. 2017043029 in the Official Public Records of Williamson County, Texas.

Greatwood First Amendment to Development Area Declaration [Phases 2 & 3], recorded at Document No. 2017043030 in the Official Public Records of Williamson County, Texas.

License Agreement, recorded at Document No. 2017082727 in the Official Public Records of Williamson County, Texas.

Greatwood Second Amendment to Development Area Declaration [Phases 2 & 3], recorded at Document No. 2017084115 in the Official Public Records of Williamson County, Texas.

Surveyor's Affidavit of Correction, recorded at Document No. 2017114571 in the Official Public Records of Williamson County, Texas.

Greatwood Assignment of Declarant's Rights, recorded at Document No. 2019119982 in the Official Public Records of Williamson County, Texas.

GW Homeowners Association, Inc. (D/B/A Greatwood Homeowners Association, Inc.) Removal and Appointment of Directors and Officers, recorded at Document No. 2019120054 in the Official Public Records of Williamson County, Texas.

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

GW 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

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/>.

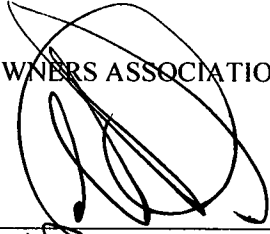
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

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 19 day of November, 2021.

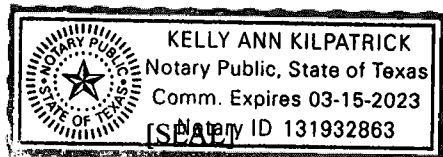
GW HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation

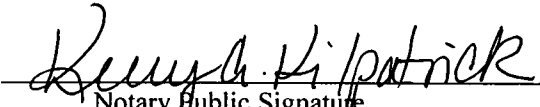
By: 
 Name: Doug Plas
 Title: AGENT

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on 19 day of November, 2021, by Doug Plas, Registered Agent GW Homeowners Association, 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

MANAGEMENT CERTIFICATE
 GW HOMEOWNERS ASSOCIATION, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021189944

Pages: 5 Fee: \$42.00

12/15/2021 12:46 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas