FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir, County Clerk
Travis County, Texas
Dec 15, 2021 12:52 PM Fee: $34.00
2021273732
Electronically Recorded

MANAGEMENT CERTIFICATE

ESTATES OF BLACKHAWK PROPERTY OWNERS ASSOCIATION

The undersigned, being an Officer of Estates of Blackhawk 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 is Estates of Row Lane (the "Subdivision Development").

2. The name of the Association is Estates of Blackhawk Property Owners Association (the "Association").

3. The recording data for the Subdivision Development is as follows:

Estates of Rowe Lane, Section 1, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200400157 in the Official Public Records of Travis County, Texas.

Estates of Rowe Lane, Section 2, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200400158 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:

Declaration of Covenants, Conditions and Restrictions for Estates of Blackhawk, recorded at Document No. 2004075885 in the Official Public Records of Travis County, Texas.

Bylaws of Estates of Blackhawk Property Owners Association, recorded at Document No. 2004095189 in the Official Public Records of Travis County, Texas.

Rules and Regulations, Estates of Rowe Lane (also known as Estates of Blackhawk), recorded at Document No. 2008012328 in the Official Public Records of Travis County, Texas.

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

Estates of Blackhawk 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 18 day of November, 2021.

ESTATES OF BLACKHAWK PROPERTY OWNERS ASSOCIATION, a Texas nonprofit corporation

By: _____
Name: Doug Pugs
Title: Agent

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Pugs, Registered Agent for Estates of Blackhawk Property Owners Association, a Texas nonprofit corporation, on behalf of said corporation.

KELLY ANN KILPATRICK
Notary Public, State of Texas
Comm. Expires 03-15-2023
Notary ID 131932863

[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