ELECTRONICALLY RECORDED 2022127745
Williamson County, Texas Total Pages: 4

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
HERITAGE OAKS AT PEARSON PLACE HOMEOWNERS ASSOCIATION

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Heritage Oaks at Pearson Place Homeowners Association

2. Name of project or subdivision: Heritage Oaks at Pearson Place

3. Recording data for subdivision: See Exhibit A

4. Recording data for the declaration and any/all amendments: See Exhibit A

5. Contact information for association's managing agent:

   Name: Inframark, LLC
   Mailing address: 14050 Summit Drive, Suite 103, Austin, TX 78728
   Phone number: 512-339-6962
   Email address: customercare@inframark.com

6. Association website: https://heritageoaks.nabrnetwork.com

7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	$375	Refinance Fee:	$100
Update:	$75	Condo Certs (standard/custom):	$29/40
Condo Questionnaire:	$100-$300	Third Party Processing Fee:	$150
Expedited Order Fee:	$150	Conveyance Fee:	$150-$375

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information and it takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

HERITAGE OAKS AT PEARSON PLACE HOMEOWNERS ASSOCIATION

By _____

Printed name Jennifer English

Title: Officer OR Managing agent (circle one)

Date 11/10/22

STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on November 10, 2022 by Jennifer English in the above stated capacity.

PEGGY KUHNS
Notary ID #6820899
My Commission Expires
April 25, 2023

Notary signature _____

Notary Public for the State of Texas

Printed name of notary Peggy Kuhns

My commission expires 4-25-2023

After recording, please return to:

Niemann & Heyer LLP
1122 Colorado, Suite 313
Austin, TX 78701

/Volumes/File Server/CLIENTS/Inframark/Jennifer English/Heritage Oaks/HeritageOaksatPearsonPlace Mgmt Cert 11-2-22.doc

HERITAGE OAKS

1. The following Declaration of Covenants, Conditions and Restrictions recorded in, **Inst. 2016104684,** Official Public Records **WILLIAMSON** County, Texas
2. Notice of Dedicatory Instruments recorded in, **Inst. 2015060798, 2015099200, 2017071900,** Official Public Records **WILLIAMSON** County, Texas
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions and Restrictions recorded in, **Inst. 2018013129,** Official Public Records **WILLIAMSON** County, Texas

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OFFICIAL PUBLIC RECORDS

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Pages: 4 Fee: $34.00
11/15/2022 11:14 AM
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Nancy E. Rister, County Clerk
Williamson County,Texas