24038603 CERTIFICATE Total Pages: 4
Filed and Recorded: 10/03/2024 11:37:18 AM

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

MANAGEMENT CERTIFICATE
OF
PLUM CREEK NORTH MASTER COMMUNITY, INC.

The undersigned, being an officer of Plum Creek North Master Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Plum Creek North.

2. The name of the association: Plum Creek North Master Community, Inc., a Texas non-profit corporation.

3. The recording data for the subdivision: All that certain real property situated in Hays County, Texas, made subject to that certain Plum Creek North Master Covenant [*Residential*], recorded under Document No. 21026524, Official Public Records of Hays County, Texas (the "**Covenant**"), pursuant to the recording of one or more Notices of Applicability.

4. The recording data for the Covenant with any amendments and/or supplements thereto: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

5. The name and mailing address of the association Plum Creek North Master Community, Inc., c/o PMP Management, 13785 Research Blvd., Ste. 125, Austin, Texas 78750.

6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	PMP Management
Attn:	Tracie Manriquez
Mailing Address:	551 S IH35, Suite 150, Round Rock Texas 78664
Telephone Number:	512.381.2919
Email Address:	tmanriquez@pmpmanage.com

7. Website to access the association's dedicatory instruments: www.plumcreeknorth.com.

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

   Working Capital Assessment - $500.00.

   Transfer Fee - $185.00

   Resale Certificate Fee - $325.00

   The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

PLUM CREEK NORTH
MASTER COMMUNITY, INC.,
a Texas non-profit corporation

By: _____
Name: Tracie Manriquez
Title: Vice President of Community Management

STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me this 17th day of September, 2024, by Tracie Manriquez Community Manager of Plum Creek North Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

MATTHEW NORMAN RICHARD BLAND
Notary Public, State of Texas
Comm. Expires 08-03-2025
Notary ID 133247486

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Plum Creek North Master Covenant [*Residential*], recorded as Document No. 21026524, Official Public Records of Hays County, Texas.

2. Plum Creek North Adoption of Working Capital Assessment, recorded as Document No. 21026782, Official Public Records of Hays County, Texas.

3. Plum Creek North Development Area Declaration [*Residential*], recorded as Document No. 21026783, Official Public Records of Hays County, Texas.

4. Plum Creek North Modification Design Guidelines, recorded as Document No. 21026784, Official Public Records of Hays County, Texas.

5. Plum Creek North Notice of Applicability [*Residential – Phase 2, Section 1*], recorded as Document No. 22011501, Official Public Records of Hays County, Texas.

6. Plum Creek North Notice of Applicability [*Residential – Phase 2, Section 2*], recorded as Document No. 22031662, Official Public Records of Hays County, Texas.

THE STATE OF TEXAS
COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

24038603 CERTIFICATE
10/03/2024 11:37:18 AM Total Fees: $33.00

Elaine H. Cárdenas, MBA, PhD,County Clerk
Hays County, Texas

Elaine H Cárdenas