



**SUBDIVISION INFORMATION, INCLUDING  
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO  
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**  
(Chapter 207, Texas Property Code)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at 105 Atwood Loop (Street Address), City of Jarrell, County of Williamson, Texas, prepared by the property owners' association (Association).

A. The Property  is  is not subject to a right of first refusal (other than a right of first refusal prohibited by statute) or other restraint contained in the restrictions or restrictive covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$ 90.00 per Quarter.

C. A special assessment for the Property due after this resale certificate is delivered is \$ 0.00 payable as follows N/A for the following purpose: N/A.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ 90.00 for 3rd quarter 2024 and \$360.00 for working capital.

E. The capital expenditures approved by the Association for its current fiscal year are \$ 0.00.

F. The amount of reserves for capital expenditures is \$ see current financial statements.

G. Unsatisfied judgments against the Association total \$ 0.00.

H. Other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association, there  are  are not any suits pending in which the Association is a party. The style and cause number of each pending suit is: N/A.

I. The Association's board  has actual knowledge  has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: None.

J. The Association  has  has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached.

K. The amount of any administrative transfer fee charged by the Association for a change of ownership of property in the subdivision is \$ 200.00. Describe all fees associated with the transfer of ownership (include a description of each fee, to whom each fee is payable and the amount of each fee).  
**Transfer fee payable to Preferred Association Management Company**

L. The Association's managing agent is Preferred Association Management Company  
(Name of Agent)

700 Market Street, Building 3, Cedar Park, TX 78613  
(Mailing Address)

512-918-8100 \_\_\_\_\_  
(Telephone Number) (Fax Number)

dplas@pamcotx.com  
(E-mail Address)

M. The restrictions do do not allow foreclosure of the Association's lien on the Property for failure to pay assessments.

REQUIRED ATTACHMENTS:

- |                          |   |
|--------------------------|---|
| 1. Restrictions          | 5. Current Operating Budget   |
| 2. Rules                 | 6. Certificate of Insurance concerning Property and Liability Insurance for Common Areas and Facilities |
| 3. Bylaws                | 7. Any Governmental Notices of Health or Housing Code Violations  |
| 4. Current Balance Sheet |   |

**NOTICE: This Subdivision Information may change at any time.**

The Village at Schwertner Ranch Residential Community, Inc.

Name of Association

By: Doug Plas

Print Name: Doug Plas

Title: Administrator

Date: 04-15-2024

Mailing Address: 700 Market Street, Building 3, Cedar Park, TX 78613

E-mail: dplas@pamcotx.com



This form has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated contract forms. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 37-5. This form replaces TREC No. 37-4.

## COMMENTS ADDENDUM

The balance due should be verified prior to closing for any additional amounts that may have accrued or payments applied since its release. Please contact [pamco@pamcotx.com](mailto:pamco@pamcotx.com) or call 512-918-8100.

The ownership transfer of the property will be processed once the closing paperwork and transfer funds are received from the title company. The process can take up to 2 to 3 weeks after the closing date.

Preferred Association Management Co.  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Main: (512) 918-8100

The Board of Directors and Preferred Association Management Company (PAMco) would like to take the opportunity to congratulate you on the purchase of your new home and welcome you.

Please take a moment to complete the questionnaire below. This information will not be disclosed to anyone other than Preferred Association Management Co. and the Board of Directors.

**Name(s):** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number(s):** \_\_\_\_\_

**Email address(es):** \_\_\_\_\_

Please return completed form to PAMco along with the closing documents or it can be emailed to [pamco@pamcotx.com](mailto:pamco@pamcotx.com).

Thank you.



Preferred Association Management Co. (PAMco)