

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PECAN CREEK RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BELL §

The undersigned, being the Managing Agent of Pecan Creek Residential Community, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Pecan Creek South.
2. Name of Association: The name of the Association is Pecan Creek Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Pecan Creek South Phase I, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Film Code No. 2021-0002620 of the Map Records of Bell County, Texas and all amendments and annexations thereto or replats thereof, if any.
 - b. Pecan Creek South Phase II, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Film Code No. 2021-0001329 of the Map Records of Bell County, Texas and all amendments and annexations thereto or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions.
 - b. Recording Information:
 - (1) Bell County Clerk's File No. 2021005708.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Pecan Creek Residential Community, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
PECCREEK@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 29 day of June, 2022.

By: **PECAN CREEK RESIDENTIAL COMMUNITY, INC.**
RealManage,
Managing Agent

By: 

Printed: Victoria Escamilla

Its: Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned notary public, on this 29 day of JUNE, 2022 personally appeared VICTORIA ESCAMILLA, Community Manager of RealManage, Managing Agent for Pecan Creek Residential Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2022047461

As

CERTIFICATE

Recorded On: July 26, 2022

Parties: PECAN CREEK RESIDENTIAL COMMUNITY INC

To PECAN CREEK SOUTH

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
Total Fees:	\$19.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

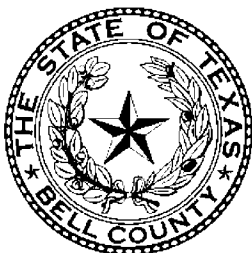
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2022047461
Receipt Number: 295016
Recorded Date/Time: 07/26/2022 1:53:18 PM
User / Station: busbyas - BCCCD0735

Record and Return To:

Roberts Markel Weinberg Butler Hailey



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk