

Denton County
Juli Luke
County Clerk

Instrument Number: 140587

ERecordings-RP

NOTICE

Recorded On: December 30, 2024 09:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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:

Document Number: 140587
Receipt Number: 20241230000112
Recorded Date/Time: December 30, 2024 09:05 AM
User: Debra B
Station: Station 40

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
CREEKSIDE AT HERITAGE PARK**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Creekside at Heritage Park Residential Community, Inc.

1. The name of the subdivision is Creekside at Heritage Park.
2. The name of the association is Creekside at Heritage Park Residential Community, Inc.
3. The recording data for the subdivisions follows:

<u>Subdivision</u>	<u>Recording Data</u>
Creekside at Heritage Park Phase I	Record Plat filed in Cabinet 2013, Page 85, Denton County, Texas on 3/18/2013.
Creekside at Heritage Park Phase 2A	Record Plat filed in Cabinet 2016, Page 129, Denton County, Texas on 3/29/2016.
Creekside at Heritage Park Phase 2B	Record Plat filed in Cabinet 2016, Page 239, Denton County, Texas on 6/16/2016.
Creekside at Heritage Park Phase 3	Record Plat filed in Cabinet 2018, Page 272, Denton County, Texas on 6/19/2018.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Creekside at Heritage Park Residential Community, Inc., recorded in the Property Records of Denton County, Texas as Document # 2013-42391 on 4/10/2013.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Creekside at Heritage Park Residential Community, Inc., recorded in the Property Records of Denton County, Texas as Document #2014-26576 on 3/27/2014.

5. Creekside at Heritage Park Residential Community, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Working Capital: \$750.00 (Every Sale)
- ↑ Reserve Contribution: \$369.31 = to three months dues (Every Owner Sale)
- Amenity Reimbursement: \$500.00 (First Owner Only)
- (Asset fee that goes into separate acct to pay for entryway monuments and landscaping – per Kellie, mgr 8/10/17)
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

CREEKSIDE AT HERITAGE PARK RESIDENTIAL COMMUNITY, INC.

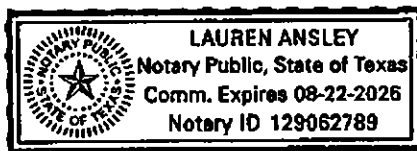
By: CMA, its Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Kayn Bradley of CMA, Manager for Creekside at Heritage Park Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093