

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140215

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 27, 2024 12:41 PM

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: 140215
Receipt Number: 20241227000284
Recorded Date/Time: December 27, 2024 12:41 PM
User: Joy R
Station: Station 19

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
SHOAL CREEK**

STATE OF TEXAS
COUNTY OF DENTON

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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 Shoal Creek Homeowner's Association, Inc.

1. The name of the subdivision is Shoal Creek.
2. The name of the association is Shoal Creek Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Shoal Creek Phase I	Plat filed in Cabinet N, Page 151 on 11/2/1995.
Shoal Creek Phase I	Replat filed in Cabinet L, Page 295-301 on 11/2/1995.
Shoal Creek Phase II	Final Plat filed in Cabinet N, Page 160 – 161 on 5/9/1997.
Shoal Creek Phase III	Final Plat filed in Cabinet P, Page 76 on 8/24/1998.
Shoal Creek Phase IV	Amended Plat filed in Cabinet S, Page 103 on 7/21/2000.
Shoal Creek Phase V	Amended Plat filed in Cabinet S, Page 105-106 on 7/21/2000.
Shoal Creek Phase VI	Final Plat filed in Cabinet M, Page 206-207 on 9/2/2000.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Shoal Creek, Recorded in the Property Records of Denton County, Texas as Document #95-R0049757 on 8/16/1995.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Shoal Creek, Recorded in the Property Records of Collin County, Texas as Document #20070319000367190 on 3/19/2007.

5. Shoal Creek Homeowner's Association, 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
 - 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.

SHOAL CREEK HOMEOWNER'S ASSOCIATION, INC.

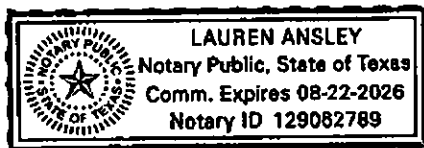
By: CMA, its managing agent

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, managing agent for Shoal Creek Homeowner's Association, 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