

Denton County
Juli Luke
County Clerk

Instrument Number: 73629

ERecordings-RP

CERTIFICATE

Recorded On: July 11, 2024 11:55 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 73629
Receipt Number: 20240711000272
Recorded Date/Time: July 11, 2024 11:55 AM
User: Michael T
Station: Station 34

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

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HARRIET CREEK RANCH HOMEOWNERS' ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of HARRIET CREEK RANCH HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Centex Homes, a Nevada general partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Harriet Creek Ranch, recorded under Instrument No. 2002-82198 in the Official Public Records of Denton County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Harriet Creek Ranch – Phases 1, 2, 3, IV, and V.

2. **Name and Mailing Address of the Association.** The name of the Association is Harriet Creek Ranch Homeowners' Association, and its mailing address is c/o Castle Group Texas, LLC ("*Castle*"), 6860 North Dallas Parkway, Suite 200, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded under Instrument No. 2002-34976 (Phase 1); Instrument No. 2003-8924 (Phase 2); Instrument No. 2005-58157 (Phase 3); Instrument No. 2006-82543 (Phase IV); and Instrument

No. 2006-105140 (Phase V), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2002-82198, Instrument No. 2003-178804 (First Annexation and Amendment), Instrument No. 2005-25462 (Second Annexation and Amendment), Instrument No. 2006-21223 (Third Annexation and Amendment), and Instrument No. 2006-142415 (Fourth Annexation and Amendment), along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o Castle, 6860 North Dallas Parkway, Suite 200, Plano, Texas 75024, telephone number is 1-800-337-5850, e-mail address is residentservices@castlegroup.com, and fax number is (954) 792-9176.

6. **Website.** The Association's website may be found at <https://harrietcreekranch.net/>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$295.00
Updated Resale Certificate	\$75.00
Add on Ledger	\$20.00
Statement of Account	\$200.00
Transfer Fee	\$145.00
Rush Fee (One-Day and Three-Day)	\$200.00; \$150.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Castle via www.castlegroup.com, or by telephone number at 1-800-337-5850. Alternatively, you may contact the office for Castle at 6860 North Dallas Parkway, Suite 200, Plano, Texas 75024 or by e-mail address at residentservices@castlegroup.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**HARRIET CREEK RANCH
HOMEOWNERS' ASSOCIATION,
a Texas non-profit corporation**

By: 
Lisa Gantz, Board President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 10th day of July, 2024, by
Lisa Gantz, Board President of Harriet Creek Ranch Homeowners' Association, a Texas non-profit
corporation.


Notary Public, State of Texas

