

**Denton County
Juli Luke
County Clerk**

Instrument Number: 34406

ERecordings-RP

MEMORANDUM

Recorded On: April 02, 2025 02:58 PM

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: 34406
Receipt Number: 20250402000585
Recorded Date/Time: April 02, 2025 02:58 PM
User: Emily L
Station: Station 44

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
SHADDOCK CREEK ESTATES PHASES 1 THROUGH 4
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of SHADDOCK CREEK ESTATES PHASES 1 THROUGH 4 HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Shaddock Developers, Ltd., a Texas limited partnership, as Declarant, previously placed of record that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Shaddock Creek Estates Phases 1 through 4, recorded on March 22, 2006, under Instrument No. 2006-33054 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 Shaddock Creek Estates – Phases 1, 2, 3, 4A, and 4B.

2. **Name and Mailing Address of the Association.** The name of the Association is Shaddock Creek Estates Phases 1 through 4 Homeowners Association, Inc., 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. 2005-85432 (Phase 1); Instrument No. 2006-5063 (Phase 2); Instrument No. 2005-110357 (Phase 3); Instrument No. 2006-5059 (Phase 4A); and Instrument No. 2008-135720 (Phase 4B), 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. 2006-33054, Instrument No. 2006-138969 (First Amendment), Instrument No. 2007-132424 (Second Amendment), Instrument No. 2009-126930 (Third Amendment), and Instrument No. 2010-117178 (Fourth Amendment), Instrument No. 2011-18466 (Fifth Amendment), Instrument No. 2011-19558 (Sixth Amendment), Instrument No. 2024-140606 (Seventh 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 (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 shaddockcreekestateshoa.com.

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

Type of Property Transfer	Dollar Amount
Resale Certificate	\$295.00
Resale Certificate (update)	\$75.00
Add on Ledger	\$20.0
Statement of Account	\$200.00
HOA Transfer Fee	\$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.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

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:

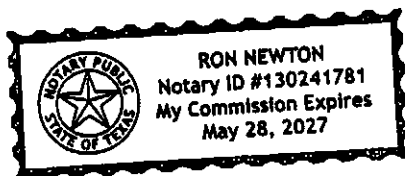
**SHADDOCK CREEK ESTATES
PHASES 1 THROUGH 4
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Castle Group Texas, LLC
Its: Managing Agent

By: [Signature]
Its: President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1 day of April, 2021, by Brian T. Thompson, with Castle Group Texas, LLC, the Managing Agent of Shaddock Creek Estates Phases 1 through 4 Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas