

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 3, 2023 by Arbor Creek Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Arbor Creek has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Arbor Creek filed of record on or about August 31, 1982 (the "Declaration") and recorded at Instrument No. 198201700176 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Arbor Creek.

WHEREAS, the Association was duly formed on September 27, 1982, as Arbor Creek Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Arbor Creek.
2. Name of the Association. The name of the Association is the Arbor Creek Homeowners Association, Inc. and is located in Dallas County, Texas. The mailing address for the Association is Secure Association Management, PO Box 51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about August 31, 1982 (the "Declaration") recorded at Instrument No. 198201700176 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about November 17, 1982 at Instrument #198202248925;
- On or about August 7, 1987 at Volume 87152, Page 3215; and
- On or about July 21, 1992 at Instrument #199201417705.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management

PO Box 51555
Denton, TX 76206

6. Manager of the Association. Resale Certificates and all other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76026 or by email at info@secure-mgmt.com.

7. Website for the Association. The website for the Association is www.ArborCreekGarland.com.

8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at 940-497-7328. The cost of a Resale Certificate is \$375.00. Additional costs include a Transfer Fee up to \$375.00, an Expedite Fee up to \$150.00, and a Document Update Fee up to \$75.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Arbor Creek Homeowners Association, Inc., a Texas non-profit corporation

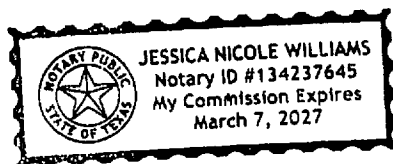
By:


Authorized Representative for
Arbor Creek Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 5 day of MAY, 2023 by John Mackenzie, Authorized Representative for Arbor Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300089305

eRecording - Real Property

Recorded On: May 08, 2023 09:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300089305

Receipt Number: 20230508000208

Recorded Date/Time: May 08, 2023 09:16 AM

User: Lynn G

Station: CC53

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.