

DeckerJones
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Prichard Bevis
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August 15, 2022

Rose Creek Townhome Owner's Association, Inc.
c/o Advanced Association Mgmt., Inc.
18208 Preston Road, Ste. D-9349
Dallas, TX 75252

Re: Amended and Restated Management Certificate

Dear Sir or Madam:

Enclosed please find the original Amended and Restated Management Certificate for the Rose Creek Townhome Owners' Association, Inc., which has been recorded in Dallas County.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Prichard Bevis

PB/adp
Enclosure

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE FOR
THE ROSE CREEK TOWNHOME OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

I, Sarah Ah, President of the Rose Creek Townhome Owners' Association, Inc. (hereafter referred to as "Association"), a Texas non-profit corporation, submit the following Management Certificate.

1. Name of Townhomes: Rose Creek Townhomes
2. Name of Association: Rose Creek Townhome Owners' Association, Inc.
3. Location of the Townhome: 2620 Valley View Lane, Farmers Branch, Texas 75234.
4. Recording Data for the Townhomes:

Lots 1X and 2-15, Rose Creek Addition, an addition to the City of Farmers Branch according to the plat recorded as Document No.202-202000295612 in the Plat Records of Dallas County, Texas, previously Lots 6, 7, 8, and 9, Valley View Addition according to the Plat recorded in Volume 13, Page 369.

5. Recording Data for the Dedicatory Instruments:
(all references are to the Deed Records of Dallas County, Texas unless otherwise noted)

"Declaration Of Covenants, Conditions, Restrictions, And Easements For The Rose Creek Townhomes" recorded as Document Number 2020-202000286157.

"First Amendment to the Declaration Of Covenants, Conditions, Restrictions, And Easements For The Rose Creek Townhomes" recorded as Document Number 2020-202000300154.

"Records Production and Copying Policy" recorded as Document Number 2020-202000300156.

"Rose Creek Townhome Owners' Association, Inc.'s Alternative Payment Schedule" recorded as Document Number 2020-202000300155.

"Rose Creek Townhome Owners' Association, Inc.'s Document Retention Policy" recorded as Document Number 2022-202200202774.

6. Name and Mailing Address of the Association:
Rose Creek Townhome Owners' Association, Inc.
c/o Advanced Association Management, Inc.
18208 Preston Road
Suite D-9349
Dallas, TX 75252
7. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com
8. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code"

<https://advancedam.vmsclionline.com>
9. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:
- | | |
|--|----------|
| Resale Certificate Fee: | \$350.00 |
| Expedited Fee-Delivery within 48 Hours : | \$150.00 |
| Rush Fee-Delivery within 72 Hours: | \$100.00 |
| Transfer Fee: | \$180.00 |
10. Other Information the Association Considers Appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

Note: This Management Certificate does not claim to identify all publically recorded documents of the Association.

CERTIFICATION

"I, the undersigned, being the President of the Rose Creek Townhome Owners' Association, Inc. hereby certifies that this Management Certificate is effective as of July 25, 2022."

Rose Creek Townhome Owners' Association, Inc.,
a Texas nonprofit corporation,

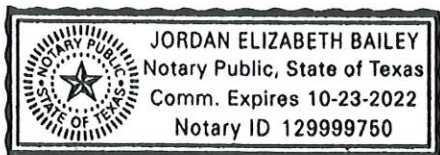


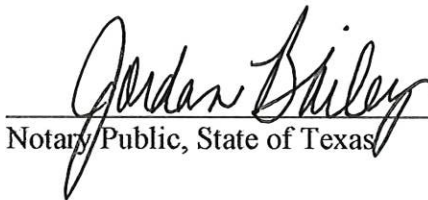
Sarah An, President

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on August 9th 2022, 2022, by Sarah An, President of the Rose Creek Townhome Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.





Notary Public, State of Texas