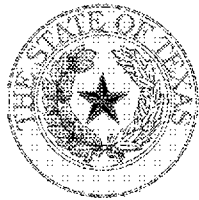


**Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2025-0026220**

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 08/22/2025 at 02:07 PM</p> <p>Document Number: <u>2025-0026220</u></p> <p>Receipt No: <u>25-23674</u></p> <p>Amount: \$ <u>29.00</u></p> <p>Vol/Pg: <u>V:9104 P:570</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

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.

Record and Return To:

SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO AVE
SAN ANTONIO, TX 78232-1443



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
DIAMOND CREEK HOMEOWNERS' ASSOCIATION, INC.

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.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Kaufman §

1. Name of Subdivision: Diamond Creek
2. Subdivision Location: Kaufman
3. Name of Homeowners Association: Diamond Creek Homeowners' Association, Inc.
4. Recording Data for Association:

Phase 1 recorded under Document No. 2004-00013063

Phase 2 recorded under Document No. 2005-00021295

Phase 3 recorded under Document No. 2020-0018150

5. Recording Data for Declaration and any amendments:

Bylaws are recorded under Document No. 2016-0008460

DCCR's Phase 1 recorded under Document No. 2004-00015033

1st amendment to DCCR's recorded under Document No. 2008-00009163

Supplemental Annexation Phase 1 recorded under Document No. 2019-0019151

Supplemental annexation of Section 2 is recorded under Document No. 00025613

2nd amendment to DCCR's Phase 2 is recorded under Document. 2020-0035774

Supplemental DCCR Phase 1 Annexing Phase 3 recorded under Document No. 2020-0006808

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 21st day of August, 2025.

Diamond Creek Homeowners' Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 21st day of August, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Diamond Creek Homeowners' Association, Inc., on behalf of said association.

[Signature]

Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

