

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 124831

ERecordings-RP

NOTICE

Recorded On: November 18, 2024 10:19 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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\*\*\*\*\* 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: 124831  
Receipt Number: 20241118000218  
Recorded Date/Time: November 18, 2024 10:19 AM  
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

**BEECHWOOD CREEKS RESIDENTIAL HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners’ Association Management Certificate is being recorded by **Beechwood Creeks Residential Homeowners Association** (the “Association”) in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Beechwood Creeks Residential

**Name of the Association:** Beechwood Creeks Residential Homeowners Association

**Recording Data for Association and Restrictions:**

<b>Community</b>	<b>County</b>	<b>Doc Type</b>	<b>Date Recorded</b>	<b>Instrument No.</b>
<b>Beechwood Creeks Residential</b>	<b>Denton</b>	Declaration of CC&R	10-Nov-22	2022-157021
		Payment Plan Policy	20-Feb-24	2024-16433
		Notice of Filing Dedicatory Instruments	25-Jan-24	2024-7720
		Notice of Filing Dedicatory Instruments	16-Apr-24	2024-39521
		Recordation of Dedicatory Instruments	25-Feb-20	2020-24271
		Certificate of Recordation of Dedicatory Instruments	25-Feb-20	2020-24270
		Amendment to Declaration	2-Mar-07	2007-25358

**Name and Mailing Address of the Association**

Beechwood Creeks Residential Homeowners Association  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**


[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner’s account in the association’s records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$95  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 28<sup>th</sup> day of October, 2024

Beechwood Creeks Residential Homeowners Association, acting  
by and through its managing agent, Principal Management Group of  
North Texas



\_\_\_\_\_  
Mark Southall, Branch President

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

This instrument was acknowledged before me on the \_\_\_\_28<sup>th</sup>\_\_\_\_ day of October, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Beechwood Creeks Residential Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



\_\_\_\_\_  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

