

Denton County
Juli Luke
County Clerk

Instrument Number: 137518

ERecordings-RP

CERTIFICATE

Recorded On: December 08, 2025 03:29 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$61.00

***** 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: 137518
Receipt Number: 20251208000605
Recorded Date/Time: December 08, 2025 03:29 PM
User: Michael T
Station: Station 34

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., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
PCR COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 8th, 2025, by PCR Community Association, Inc. a Texas non-profit corporation (the "Association").
W I T N E S S E T H

WHEREAS, PCR COMMUNITY ASSOCIATION, INC, a Texas non-profit corporation has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for PCR Community Association, Inc. dated May 7th, 2012 (the "Declaration") recorded in Document No. 2012-47550, Official Public Records of Denton County, Texas.

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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is PCR Community Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
 - a. Recording Data for the Subdivision. The recording data for the Subdivisions are Document No. 2012-47550, Official Public Records of Denton County, Texas.
4. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is PCR Community Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX

75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com

5. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.phillipscreekbranchhoa.com.

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 and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

PCR Community Association, Inc. a Texas non-profit corporation.

By.

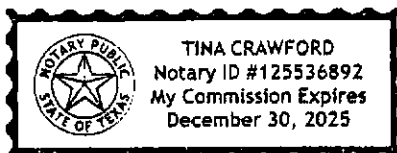

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 8th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for PCR Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas





Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Phillips Creek Ranch recorded in the Map or Plat Records of Denton County

- **Sheridan Addition**
Filed in Denton County, Texas on November 30, 2012
Document No. 2012-272
- **Phillips Creek Ranch Lonestar Ranch Parkway Entry**
Filed in Denton County, Texas on July 2, 2012
Document No. 2012-148, Code SF0333A
- **Phillips Creek Ranch Stonebrook Parkway Entry**
Filed in Denton County, Texas on July 2, 2012
Document No. 2012-149, Code SF0334A
- **Waterton - Phillips Creek Ranch Phase 2**
Filed in Denton County, Texas on December 14, 2012
Document No. 2012-295, Code SF0347A
- **Riverton - Phillips Creek Ranch Phase 1**
Filed in Denton County, Texas on December 14, 2012
Document No. 2012-296, Code SF0348A
- **Riverton - Phillips Creek Ranch Phase 1**
Filed in Denton County, Texas on October 25, 2013
Document No. 2013-300, Code SF0348A
- **Riverton - Phillips Creek Ranch Phase 3**
Filed in Denton County, Texas on April 29, 2013
Document No. 2013-125, Code SF0360A
- **Village At Phillips Creek Ranch**
Filed in Denton County, Texas on July 29, 2013
Document No. 2013-223, Code SF0362A
- **Windrose At Phillips Creek Ranch**
Filed in Denton County, Texas on July 29, 2013
Document No. 2013-220, Code SF0363A
- **Mainvue At Phillips Creek Ranch Phase One**
Filed in Denton County, Texas on May 16, 2014
Document No. 2014-168, Code SF0387A

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County

- Layton - Phillips Creek Ranch Phase 4a
Filed in Denton County, Texas on July 11, 2014
Document No. 2014-260, Code SF0393A
- Layton - Phillips Creek Ranch Phase 4b
Filed in Denton County, Texas on July 25, 2014
Document No. 2014-274, Code SF0394A
- Phillips Creek Ranch Waterton Phase 3
Filed in Denton County, Texas on August 29, 2014
Document No. 2014-307, Code SF0398A
- Phillips Creek Ranch Waterton Phase 2
Filed in Denton County, Texas on August 29, 2014
Document No. 2014-304, Code SF0399A
- Phillips Creek Ranch Weston Phase 2
Filed in Denton County, Texas on February 13, 2015
Document No. 2015-59, Code SF0407A
- Phillips Creek Ranch Cedar Ranch Road Extension & Backstretch Boulevard Fified in Denton County, Texas
Document No. 2015-113
- Phillips Creek Ranch Marshall Phase A
Filed in Denton County, Texas
Document No. 2015-384
- Phillips Creek Ranch Waterton Phase 4
Filed in Denton County, Texas
Document No. 2015-110,
- Phillips Creek Ranch Riverton Phase 3
Filed in Denton County, Texas
Document No. 2015-112
- Phillips Creek Ranch Riverton Phase 4
Filed in Denton County, Texas
Document No. 2015-357

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County

- Phillips Creek Ranch Riverton Phase 4 (Amended)
Filed in Denton County, Texas
Document No. 2015-294
- Phillips Creek Ranch Waterton Phase 5
Filed in Denton County, Texas
Document No. 2015-24
- Phillips Creek Ranch Weston Phase 3
Filed in Denton County, Texas
Document No. 2015-85
- Phillips Creek Ranch Riverton Phase 7
Filed in Denton County, Texas
Document No. 2015-86
- Mainvue at Phillips Creek Ranch Phase 2
Filed in Denton County, Texas
Document No. 2016-125
- Phillips Creek Ranch Silvertail Phase 2
Filed in Denton County, Texas
Document No. 2016-2070
- Phillips Creek Ranch Silvertail Phase 1
Filed in Denton County, Texas
Document No. 2016-2122
- Phillips Creek Ranch Phase 7A
Filed in Denton County, Texas
Document No. 2016-2120
- Phillips Creek Ranch Riverton Phase 6
Filed in Denton County, Texas
Document No. 2017-124

Exhibit A Continued

(Recording Data for the Subdivision)

Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County

- Phillips Creek Ranch Riverton Phase 5
Filed in Denton County, Texas
Document No. 2017-125
- Phillips Creek Ranch Marshall Phase B
Filed in Denton County, Texas
Document No. 2017-221
- Phillips Creek Ranch Phase 7-B (Sawgrass B)
Filed in Denton County, Texas
Document No. 2017-468
- Phillips Creek Ranch Riverton Phase 9
Filed in Denton County, Texas
Document No. 2017-505
- Phillips Creek Ranch Riverton Phase 8
Filed in Denton County, Texas
Document No. 2018-19
- Phillips Creek Ranch Phase 7-C (Sawgrass C)
Filed in Denton County, Texas
Document No. 2019-37

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for PCR Community Association, Inc., recorded with Denton County

- a. Declaration recorded under Document No. 2010-121029, Official Public Records of Denton County, Texas.
- b. Amendment to Declaration recorded under Document No. 2011-32998, Official Public Records of Denton County, Texas.
- c. Amendment to Declaration recorded under Document No. 2011-38712, Official Public Records of Denton County, Texas.
- d. Bylaws/Certificate of Formation/Design Guidelines recorded under Document No. 2011-60750, Official Public Records of Denton County, Texas.
- e. Second Amendment to Declaration recorded under Document No. 2012-1505, Official Public Records of Denton County, Texas.
- f. Amended Declaration recorded under Document No. 2012-47550, Official Public Records of Denton County, Texas.
- g. First Supplemental Recording of Association Documents recorded under Document No. 2012-47551, Official Public Records of Denton County, Texas.
- h. Third Amendment to Declaration recorded under Document No. 2012-7165, Official Public Records of Denton County, Texas.
- i. Second Supplemental Recording of Association Documents recorded under Document No. 2013-146571, Official Public Records of Denton County, Texas.
- j. Agreement recorded under Document No. 2013-75539, Official Public Records of Denton County, Texas.
- k. Declaration Withdrawal recorded under Document No. 2013-98506, Official Public Records of Denton County, Texas.
- l. Amended Residential Design Guidelines recorded under Document No. 2015-30370, Official Public Records of Denton County, Texas.
- m. Second Supplemental Recording of Dedicatory Instruments (Community Rules) recorded under Document No. 2017-105499, Official Public Records of Denton County, Texas.

Exhibit B Continued

(Recording Data for the Declaration)

Amendments to the Declaration for PCR Community Association, Inc recorded with Denton County

- n. Community Rules (Replaces 2017-105499) recorded under Document No. 2018-75576, Official Public Records of Denton County, Texas.
- o. Third Supplemental Recording of Dedicatory Instruments {Policy} recorded under Document No. 2018-53692, Official Public Records of Denton County, Texas.
- p. Fourth Supplemental Recording of Dedicatory Instruments (Community Rules) recorded under Document No. 2018-75576, Official Public Records of Denton County, Texas.
- q. Fifth Supplemental Recording of Dedicatory Instruments (Policies) recorded under Document No. 2020-44003, Official Public Records of Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Tide]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents) \$450.00
2. Resale Disclosure (TREC Form) and Association Documents \$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee \$250.00
5. 5 Day Rush Fee \$75.00
6. 3 Day Rush Fee \$100.00
7. 1 Day Expedited Rush Fee \$200.00
8. Custom Questionnaires \$165.00
9. Association Questionnaires \$125.00

Association Fees

1. Acquisition Fee \$100.00
2. Administrative Assessment..... 0.05% of gross sale price of the home