

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF PARKER §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TWIN CREEKS ESTATES POA, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TWIN CREEKS ESTATES POA, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Twin Creeks Estates, LLC, a Texas limited liability company, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Twin Creeks Estates Subdivision, and recorded it on June 3, 2021, under Instrument No. 202121833 in the Official Public Records of Parker County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

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 subdivision which is the subject of the Declaration is Twin Creeks Estates.

2. **Name and Mailing Address of the Association.** The name of the Association is Twin Creeks Estates POA, Inc., and its mailing address is c/o Secure Association Management ("*Secure*"), P.O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision includes the plat and map recorded under Instrument No. 202118398, as amended or re-platted, in the Plat/Map Records of Parker County, Texas.

4. **Recording Data for the Declaration.** The Declaration data for the Declaration is recorded as Instrument No. 202121833, along with any and all amendments and supplements recorded in the Official Public Records of Parker County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure, P.O. Box 51555, Denton, Texas 76206, email info@secure-mgmt.com, and telephone (940) 497-7328.

6. **Website.** The Association's website may be found at <https://secure.cincwebaxis.com/182>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate.


8. **Resale Certificates and Other Information.** Resale Certificates and 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 76206 or by email at info@secure-mgmt.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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

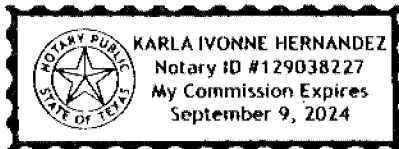
**TWIN CREEKS ESTATES POA, INC.,
a Texas non-profit corporation**

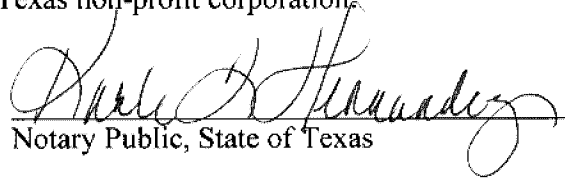
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 24th day of January, 2022, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Twin Creeks Estates POA, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202203129

01/25/2022 12:29:24 PM

Fee: \$39.00

Lila Deakle, County Clerk

Parker County, Texas

CERTIFICAT