

**Denton County
Juli Luke
County Clerk**

Instrument Number: 159427

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: August 31, 2021 03:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 159427
Receipt Number: 20210831000898
Recorded Date/Time: August 31, 2021 03:40 PM
User: Joy R
Station: Station 19

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CREEKSIDE ADDITION HOMEOWNERS' ASSOCIATION, INC.**

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

W I T N E S S E T H :

WHEREAS, COL/121, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Creekside Estates, filed of record on August 11, 2000, and is recorded as Instrument No. 2000-R0077743 in the Official Public Records of Denton 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 Creekside Addition.

2. Name and Mailing Address of the Association. The name of the Association is Creekside Addition Homeowners' Association, Inc., and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.

3. Recording Data for the Subdivision. The recording data for the subdivision is filed of record in Cabinet R, Slide 357, Map/Plat Records of Denton County, Texas, including amendments thereof or supplements thereto, and is more fully set forth on Exhibit A, attached and incorporated herein.

4. Recording Data for the Declaration. The recording data for the Declaration is Instrument No. 2000-R0077743, and any amendments thereof or supplements thereto, in the Official Public Records of Denton County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, phone number (866) 473-2573, fax number (866) 919-5696, and email CREADDIT@CiraMail.com.

6. Website. The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

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:

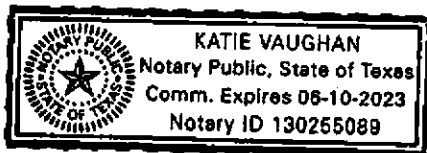
**CREEKSIDE ADDITION HOMEOWNERS'
ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage
Its: Managing Agent

By: [Signature]
Cynthia Urquidez, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24th day of August 2021,
by Cynthia Urquidez, Community Manager with RealManage, the Managing Agent of Creekside
Addition Homeowners' Association, Inc., a Texas non-profit corporation.



Katie Vaughan
Notary Public, State of Texas