

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 COLLIN §

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

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 2, 2025, by Creekside at Ridgeview Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Creekside Allen, LLC., a Texas Limited Liability Company ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Creekside at Ridgeview Homeowners Association, Inc., dated October 19, 2012 (the "Declaration") recorded as Document Number 20121019001334880 in the Official Public Records of Collin County, Texas which Declaration 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 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 Creekside at Ridgeview Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20121019001334880 in the Official Public Records of Collin County, Texas.

The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Creekside at Ridgeview Homeowners 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.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.creeksideatridgeview.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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:

Creekside at Ridgeview Homeowners Association, Inc., a Texas non-profit corporation.

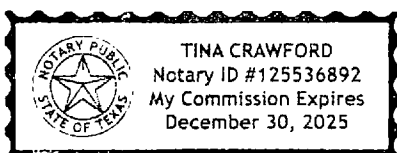
By:

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 2nd day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Creekside at Ridgeview Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Tina Crawford
Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Creekside at Ridgeview Homeowners Association, Inc. recorded in the Map or Plat
Records of Collin County

- Creekside at Ridgeview Addition Phase 1
Filed in Collin County, Texas
Document No. 20121019010002580
- Creekside at Ridgeview Addition Phase 1 – Replat
Filed in Collin County, Texas
Document No. 20130320010000800
- Creekside at Ridgeview Addition Phase 2
Filed in Collin County, Texas
Document No. 20130404010000930

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Creekside at Ridgeview Homeowners Association, Inc. recorded with Collin County

- a. Declaration - recorded under Document No. 20121019001334880, Official Public Records of Collin County, Texas.
- b. First Amendment of Declaration of Covenants, Conditions, Restrictions, and Easements - recorded under Document No. 20130201000148430, Official Public Records of Collin County, Texas.
- c. Second Amendment of Declaration of Covenants, Conditions, Restrictions, and Easements – recorded under Document No. 20200706001034820, Official Public Records of Collin County, Texas
- d. Articles of Incorporation - recorded under Document No. 438934370002, Official Public Records of Collin County, Texas.
- e. Bylaws - recorded under Document No. 20121019001334880, Official Public Records of Collin County, Texas.
- f. Collection Policy- recorded under Document No. 20210913001863240, Official Public Records of Collin County, Texas.
- g. Certificate of Recordation - recorded under Document No. 20140506000447010, official Public Records of Collin County, Texas.
- h. Certificate of Amendment - recorded under Document No. P.004 in the Office of the Secretary of the State of Texas
- i. Certificate of Filing (Certificate of Amendment) - recorded under Document No. 438934370002, in the Office of the Secretary of the State of Texas
- j. Certificate of Filing (Certificate of Formation)- recorded under Document No. 427213760002 in the Office of the Secretary of the State of Texas
- k. Certificate of Filing (Certificate of Formation)- recorded under Document No. 427213760002 in the Office of the Secretary of the State of Texas
- l. Certificate of Memorandum - recorded under Document No. 20180309000291760, official Public Records of Collin County, Texas

Exhibit C

[Description and Fees Associated to Transfer of Title]

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. Working Capital Assessment.....\$300.00

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000158234

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 08, 2025 04:07 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000158234
Receipt Number: 20251208000832
Recorded Date/Time: December 08, 2025 04:07 PM
User: Michelle K
Station: cck051

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

