

**Ellis Creek Ranch Home Owners Association Inc.
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Ellis Creek Ranch Home Owners Association Inc. (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: Ellis Creek Ranch Home Owners Association Inc.

Name of the Association: Ellis Creek Ranch

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Parker County, Texas, as follows:

- (a) Volume 498 Page 77

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Parker County, Texas, as follows:

- (a) Covenants & Restrictions, under Parker County Clerk's File No. 574741, along with any amendments or supplements thereto;
- (b) Addendum to the Declaration of Covenants Conditions and Restrictions for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 201518846, along with any amendments or supplements thereto;
- (c) Addendum to the Declaration of Covenants Conditions and Restrictions for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 201522314, along with any amendments or supplements thereto;
- (d) Certificate and Memorandum of Recording of Dedicatory Instruments Collection Procedure and Policy for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 201606744, along with any amendments or supplements thereto;
- (e) Guidelines for the Installation and Display of Flags and Flagpoles for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 201934260, along with any amendments or supplements thereto;
- (f) Definitions of Front, Side and Back Yards for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 202029346, along with any amendments or supplements thereto;
- (g) Guidelines for Determining the Fence Locations for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 202007738, along with any amendments or supplements thereto;
- (h) Guidelines for Determining the Maximum Square Footage of Outbuildings for Ellis Creek Ranch Subdivision, under Parker County Clerk's File No. 202007738, along with any amendments or supplements thereto;
- (i)

Name and Mailing Address of the Association

Ellis Creek Ranch Home Owners Association Inc.
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 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, TX 75081
214-368-4030

NTXcustomer@associa.us

Website Address of the Association

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: \$75
- Legacy Account Closure Fee: \$220
- Refinance Statement of Account: \$75
- Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 7 day of February 2023

Ellis Creek Ranch Home Owners Association Inc. , acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

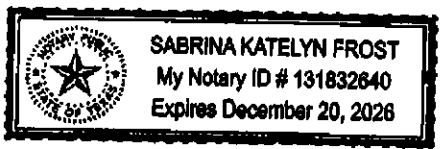
STATE OF TEXAS §
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COUNTY OF PARKER §

This instrument was acknowledged before me on the 7 day of February 2023 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Ellis Creek Ranch Home Owners Association Inc. , 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, TX 75081

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202304163

02/21/2023 08:48:30 AM

Fee: \$34.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT