

**MANAGEMENT CERTIFICATE
OF
PRAIRIE CREEK NORTH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Prairie Creek North Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Prairie Creek North.
2. The name of the Association: Prairie Creek North Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Prairie Creek North, recorded as Document No. 202500103203 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Prairie Creek North Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Pkwy., Ste 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Prairie Creek North Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Pkwy., Ste 270, Plano, TX 75024
Attn:	Community Manager
7. Telephone Number:	214-705-1615
Email Address:	propertymanager@prairiecreeknorthhoa.com

8. Website to access the Association’s dedicatory instruments:
www.prairiecreeknorthhoa.com
9. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$150.00


Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

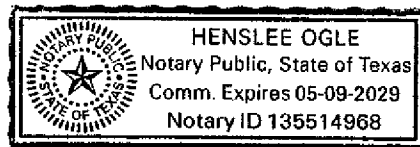
**PRAIRIE CREEK NORTH RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

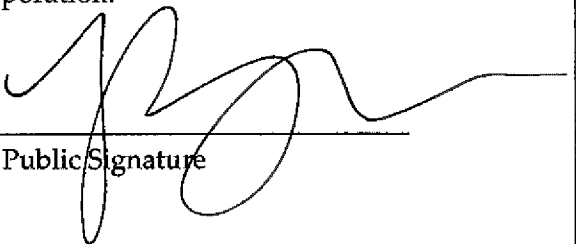
By: 
Name: Hunter Tatham
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3 day of November, 2025 by Hunter Tatham, President of Prairie Creek North Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Prairie Creek North, recorded as Document No. 202500103203 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time.
2. Prairie Creek North Community Manual, recorded as Document No. 202500103672 in the Official Public Records of Dallas County, Texas, as the same may be amended and supplemented from time to time.
3. Prairie Creek North Adoption of Working Capital Assessment, recorded as Document No. 202500235250 in the Official Public Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500235453

eRecording - Real Property

Recorded On: November 07, 2025 08:48 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 202500235453
Receipt Number: 20251106000850
Recorded Date/Time: November 07, 2025 08:48 AM
User: Tineka S
Station: Cc102

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.