

MANAGEMENT CERTIFICATE
DUCK CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Duck Creek Estates Homeowners Association, Inc. (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 is Duck Creek Estates (the "Subdivision Development").
2. The name of the Association is Duck Creek Estates Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Lots 1-41, Block 1; Lots 1-8, Block 2; Lots 1-43, Block 3 and Lots 1-22, Block 4 of Duck Creek Estates, an addition to the city of Garland, Dallas County, Texas, as evidenced by the Plat thereof recorded at Cabinet 180, Page 02087 of the Map Records of Dallas County, Texas.

Lots 1 and 2, Block 5 of Duck Creek Estates, an addition to the city of Garland, Dallas County, Texas, as evidenced by the Plat thereof recorded at Cabinet 180, Page 02087 of the Map Records of Dallas County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants and Restrictions for Duck Creek Estates, recorded at Document No. 200001170980 in the Official Public Records of Dallas County, Texas.

5. The name and mailing address of the Association is:

Duck Creek Estates Homeowners Association, Inc.
PO Box 494474
Garland, TX 75049

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Duck Creek Estates Homeowners Association, Inc.
PO Box 494474
Garland, TX 75049
Tel: (214) 5171662
Email: duckcreekestateshoainc@gmail.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://www.duckcreekestateshoainc.com>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate Fee	\$350.00
Transfer Fee	\$250.00
Expedited Fee – Delivery within 48 hours	\$500.00

Rush Fee – Delivery within 72 hours

\$450.00

This Management Certificate is effective as of the 6 day of August, 2025.

DUCK CREEK ESTATES HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: Arlandria Houston
Name: Arlandria Houston
Title: Board President

THE STATE OF TEXAS §

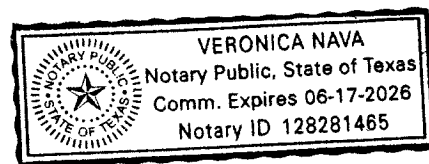
COUNTY OF DALLAS §

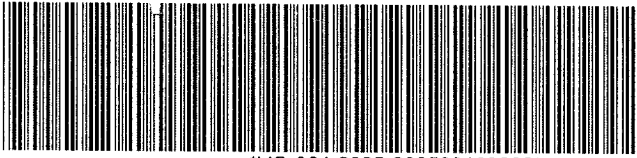
This instrument was acknowledged before me on 6th day of August, 2025, by Arlandria Houston, Board President for Duck Creek Estates Homeowners Association, Inc., a Texas nonprofit incorporation, on behalf of said association.

Veronica Nava
Notary Public Signature

AFTER RECORDING RETURN TO:

Adam Pugh
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746





VG-364-2025-202500163982

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500163982

Real Property Recordings

Recorded On: August 06, 2025 10:11 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500163982
Receipt Number: 20250806000242
Recorded Date/Time: August 06, 2025 10:11 AM
User: Javen H
Station: Cc136

Record and Return To:

Duck Creek Estates Homeowners Association INC
P.O BOX 494474
GARLAND TX 75049



STATE OF TEXAS
Dallas County

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