

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
MORGAN CREEK HOMEOWNERS ASSOCIATION,  
INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of MORGAN CREEK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Morgan Creek Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, 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. This document supersedes any prior Management Certificate filed by the Association.

**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 The Meadows at Morgan Creek Phase One, Phase Two-A and Phase Two-B.

2.     **Name and Mailing Address of the Association.** The name of the Association is Morgan Creek Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3.     **Recording Data for the Subdivision.** The recording data for The Meadows at Morgan Creek Phase One, an addition to the City of Royse City, Rockwall County, Texas, according to the map(s) or plat(s) thereof recorded as Instrument No. 20180000009948, Instrument No. 20210000009538, and Instrument No. 20210000009427, of the Official Public Records, Rockwall County, Texas.

4.     **Recording Data for the Declaration.** The recording data for the Declaration applicable to the Subdivision Development is as follows: Declaration of Covenants, Conditions, and Restrictions recorded as Instrument No. 20180000019182, and the First Supplemental recorded as Instrument No. 20210000013069, of the Official Public Records, Rockwall, Texas.

5.     **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email [CustomerService@GulfPPM.com](mailto:CustomerService@GulfPPM.com).

6. **Website.** The Association's website may be found at [www.portal.gulfppm.com](http://www.portal.gulfppm.com).

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

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$100.00
Rush Fee ( <i>within 24 hours</i> )	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$400.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at [www.GulfPPM.com/ResaleRequests](http://www.GulfPPM.com/ResaleRequests). The telephone number for Gulf PPM, Inc. is (469) 600-5080.

**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:**

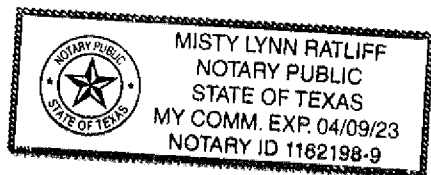
**MORGAN CREEK HOMEOWNERS  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Gulf Professional Property  
Management, Inc., Managing Agent

By: Kris Grooms  
Kris Grooms, Executive Vice President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 26 day of May, 2022, by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Morgan Creek Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]  
Notary Public, State of Texas

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Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
05/27/2022 10:25:19 AM  
Fee: \$30.00  
20220000011912



Jennifer Fogg