

Denton County
Juli Luke
County Clerk

Instrument Number: 159458

ERecordings-RP

MISCELLANEOUS

Recorded On: August 31, 2021 03:54 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 159458
Receipt Number: 20210831000928
Recorded Date/Time: August 31, 2021 03:54 PM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE FOR
THE RESERVE AT CREEKSIDE HOMEOWNERS ASSOCIATION, INC.**

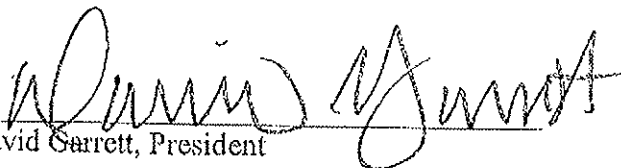
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is The Reserve at Creekside.
2. The name of the association is the Reserve at Creekside Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for the Reserve at Creekside, filed on May 29, 1997, as Instrument No. 1997-35412 in the Real Property Records of Denton County, Texas.
4. The Declaration was recorded on September 4, 2019 as Instrument Number 109755, Real Property Records, Denton County, Texas.
5. The name and mailing address of the association is The Reserve at Creekside Homeowners Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
7. The website address of the internet website on which the association's dedicatory instruments are available is www.guardianam.com.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: \$400 initiation fee; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee -- up to \$45.
9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE RESERVE AT CREEKSIDE HOMEOWNERS ASSOCIATION, INC.

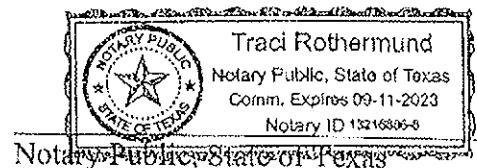
EXECUTED this 31 day of August 2021.

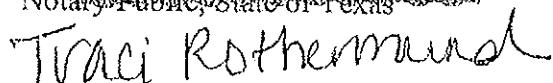
By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of The Reserve at Creekside Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Traci Rothermund