



MYRTLE CREEK

MYRTLE CREEK RESIDENTIAL ASSOCIATION, INC. MANAGEMENT CERTIFICATE

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2502322 FILING DATE/TIME: January 23, 2025 at 9:51 AM

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for Myrtle Creek Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Myrtle Creek.
2. **Name of Association:** The name of the Association is Myrtle Creek Residential Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Myrtle Creek Phase 1A, a subdivision in Ellis County, Texas, according to the map or plat thereof recorded under Instrument No. 2441236 of the Plat Records of Ellis County, Texas, and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration:***
 - a. Declaration of Covenants, Conditions, and Restrictions for Myrtle Creek (Residential Property), Ellis County Clerk's File No. 2500772.
5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Myrtle Creek Residential Association, Inc. c/o Vision Communities Management, LLC, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. **Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Vision Communities Management, LLC; **Address:** 5757 Alpha Road, Suite 680, Dallas, Texas 75240; **Phone Number:** 972-612-2303; **Email Address:** vcminfo@vcmtexas.com.
7. **Association Website:** The Association's Dedicatory Instruments are available to Members online at: vmctexas.com.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$340.00
Transfer Fee	\$250.00

Refinance Fee	\$50.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2025 is \$1,300. For future years, the Capitalization Fee must be verified with the Association.
Community Fee	0.5% of the "Gross Selling Price" of the Lot (as described in the Declaration of Covenants, Conditions, and Restrictions for Myrtle Creek (Residential Property)). Some exemptions may apply.

Executed on this 22nd day of January, 2025.

MYRTLE CREEK RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation

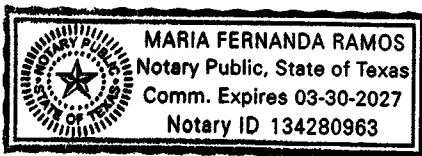
By: Vision Communities Management, LLC,
Managing Agent

By: Amber Altarabulsi
Printed: Amber Altarabulsi
Its: Managing Agent - President/CEO

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned notary public, on this 22nd day of January, 2025 personally appeared Amber Altarabulsi the CEO of Vision Communities Management, LLC, Managing Agent for Myrtle Creek Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Rosario Velazquez