

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR
DEER CREEK ESTATES**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

**COUNTIES OF TARRANT
AND JOHNSON**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Deer Creek Estates.

1. The name of the subdivision is the Deer Creek Estates.
2. The name of the association is Deer Creek Estates Homeowner Association, Inc.
3. The recording data for the subdivision is as follows:

Final Plat, Deer Creek Estates Phase I, recorded on or about May 27, 1998, as Instrument No. D188019149 at Volume 215, Page 79 of the Real Property Records of Tarrant County, Texas.

Final Plat, Deer Creek Estates Lots A, B, D & E, Block 19, recorded on or about July 26, 1994, as Instrument No. D194170554, at Volume A, Page 1819 of the Real Property Records of Tarrant County, Texas.

Final Plat, Deer Creek Estates, recorded on or about July 26, 1994, as Instrument No. D194170555 at Volume A, Page 1820 of the Real Property Records of Tarrant County, Texas.

Revised Final Plat, Deer Creek Estates, recorded on or about September 6, 1994, as Instrument No. D194200636 at Volume A, Page 1883 of the Real Property Records of Tarrant County, Texas.

Final Plat, Deer Creek Estates, Phase 2, recorded on or about October 13, 1994, as Instrument No. D194226776 at Volume A, Page 1938 of the Real Property Records of Tarrant County, Texas.

Revised Final Plat, Deer Creek Estates Phase One, recorded on or about March 24, 1995, as Instrument No. D195050286 at Volume A, Page 2178 of the Real Property Records of Tarrant County, Texas.

Revised Final Plat, Deer Creek Estates Phase Two, recorded on or about March 24, 1995, as Instrument No. D195050285 at Volume A, Page 2177 of the Real Property Records of Tarrant County, Texas.

Revised Final Plat, Deer Creek Estates Phase Two, recorded on or about April 19, 1995, as Instrument No. D195065802 at Volume A, Page 2217 of the Real Property Records of Tarrant County, Texas.

Revised Final Plat, Deer Creek Estates Phase One, recorded on or about April 19, 1995, as Instrument No. D195065801 at Volume A, Page 2216 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lots "C" & "M" Block 19 Deer Creek Estates, recorded on or about July 10, 1998, as Document No. D198153996, in Cabinet A, Page 4349 of the Real Property Records of Tarrant County, Texas

Final Plat, Deer Creek Estates Phase Three, recorded on or about September 29, 1998, as Instrument No. D198225295 at Volume A, Page 4535 of the Real Property Records of Tarrant County, Texas.

Amended Plat, Lot "C-R" Block 19, Deer Creek Estates, recorded on or about September 29, 1998, as Instrument No. D198225293 at Volume A, Page 4534 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lots 52-76, Block 10, Lots 3-8, Block 11, Lots 3-23, Block 14, Lots 1-29, Block 16, Lots 7-9, Block 17, Lot 15, Block 18, and Lots 8-15, Block 19, Deer Creek Estates Phase IV, recorded on or about November 17, 1999, as Instrument No. D199287550 at Volume A, Page 5540 of the Real Property Records of Tarrant County, Texas, and on or about November 12, 1999, as Document No. 1999-1767 in Volume 8, Page 606, Cabinet A of the Map Records of Johnson County, Texas.

Amended Plat, Lots 52-76, Block 10, Lots 3-8, Block 11, Lots 3-23, Block 14, Lots 1-29, Block 16, Lots 7-9, Block 17, Lot 15, Block 18, and Lots 8-15, Block 19, Deer Creek Estates Phase IV, recorded on or about July 12, 2000, as Instrument No. D200151687 at Volume A, Page 5987 of the Real Property Records of Tarrant County, Texas, and on or about June 1, 2000, as Document No. 2000-1899 in Volume 8, Page 685, Cabinet A of the Map Records of Johnson County, Texas.

Final Plat, Lots 1-29, Block 1, Lots 1-20, Block 2, Lots 1-36, Block 3, Lots 1-20, Block 4, Lots 1-18, Block 5, Lots 1-16, Block 6, Lots 1-19, Block 7, Lots 1-20, Block 8, Lots 1-18, Block 9, Lots 1-18, Block 10, Lots 1-15, Block 11, Lots 1-6, Block 12, and Lots 1-18, Block 13, Deer Creek Estates Phase I, recorded on or about March 12, 2001, as Instrument No. D201052483 at Volume B, Page 2194 of the Real Property Records of Tarrant County, Texas.

Replat, Lot "45R" Block 10, Deer Creek Estates Phase Three, recorded on or about July 12, 2001, as Instrument No. D201161670 at Volume A, Page 6786 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lots 1-6, Block 17; Lots 1-5 & 16-20, Block 19; Lots 14-36, Block 21, Deer Creek Estates Phase V, recorded on or about August 2, 2001, as Instrument No. D201184508 at Volume A, Page 6824 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lot "M-R" Block 19, Deer Creek Estates, recorded on or about November 3, 2003, as Instrument No. D203410863 at Volume A, Page 8764 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lot "E-R" and Lot F, Block 19, Deer Creek Estates, recorded on or about February 20, 2004, as Instrument No. 204053862 of the Real Property Records of Tarrant County, Texas.

Final Plat, Lots 10-15, Block 17; Lots 16-31, Block 18; Lots 1-9, Block 20; Lots 1-13 and Lot CA9, Block 21, Deer Creek Estates Phase VI, recorded on or about August 27, 2004, as Instrument No. D204267966 of the Real Property Records of Tarrant County, Texas.

Amended Plat, Lots 10-15, Block 17; Lots 16-31, Block 18; Lots 1-9, Block 20; Lots 1-13 and Lot CA9, Block 21, Deer Creek Estates Phase VI, recorded on or about March 1, 2005, as Instrument No. D205056386 of the Real Property Records of Tarrant County, Texas.

Amending Plat, Lot BR, Block 1, Deer Creek Estates, recorded on or about April 11, 2007, as Instrument No. D207126126 of the Real Property Records of Tarrant County, Texas.

Amending Plat, Lot BR1 and Lot AR, Block 1, Deer Creek Estates, recorded on or about October 30, 2008, as Instrument No. D208410782 of the Real Property Records of Tarrant County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about May 17, 1995, as Instrument No. D195082522 at Volume 11967, Page 2124 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Document No. 2023-14794 of the Real Property Records of Johnson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about September 22, 1995, as Document No. D195172590, at Volume 12110, Page 1642 *et seq.* of the Real Property Records of Tarrant County, Texas.

First [Second] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about November 15, 1996, as Document No. D196227588 at Volume 12583, Page 0722 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Second [Third] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about February 19, 1997, as Document No. D197029155 at Volume 12674, Page 0842 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Third [Fourth] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about March 9, 1998, as Document No. D198047742 at Volume 13113, Page 512 *et seq.* of the Real

Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Fourth [*Fifth*] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about September 18, 1998, as Document No. D198217151 at Volume 13425, Page 421 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Fifth [*Sixth*] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about March 13, 2000, as Document No. D200052362 at Volume 14253, Page 202 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Sixth [*Seventh*] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about February 15, 2002, as Document No. D202045769 at Volume 15473, Page 0079 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Seventh [*Eighth*] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about January 15, 2003, as Document No. D203021905 at Volume 16311, Page 0345 *et seq.* of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Eighth [*Ninth*] Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about March 1, 2004, as Document No. D20406253 of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Deer Creek Estates, recorded on or about September 29, 2022, as Document No. D222238588 of the Real Property Records of Tarrant County, Texas, and on or about May 30, 2023, as Instrument No. 2023-14794 of the Real Property Records of Johnson County, Texas.

5. The name and mailing address of the association:

Deer Creek Estates Homeowner Association, Inc.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Taylor
FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Telephone: 214-871-9700
Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://DeerCreekEstatesHOA.connectresident.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional)	\$250.00
Loan Estimate Questionnaire (optional)	\$100.00

9. Other information the association considers appropriate:

For all resale and refinance information, please contact Mgmt-CertificateTX@fsresidential.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9 day of September, 2024.

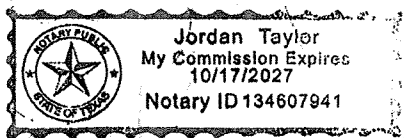
**DEER CREEK ESTATES
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Kathleen Ward
Name: Kathleen Ward
Title: President of Texas FirstService

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of September, 2024, by Kathleen Ward, the managing agent of Deer Creek Estates Homeowner Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Taylor
Notary Public, State of Texas

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 25777

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: September 10, 2024 10:00 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 2024 - 25777
Receipt Number: 20240910000054
Recorded Date/Time: September 10, 2024 10:00 AM
User: Amanda T
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long