

**MANAGEMENT CERTIFICATE  
OF  
CREEKS AT BURNETT TRAIL RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Creeks at Burnett Trail Residential Community, Inc., a Texas nonprofit corporation (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: Creeks at Burnett Trail.
2. The name of the Association: Creeks at Burnett Trail Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Van Zandt County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Creeks at Burnett Trail, recorded as Document No. 2023-005911, in the Official Public Records of Van Zandt County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Creeks at Burnett Trail Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 South Greenville Avenue, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Creeks at Burnett Trail Residential Community, Inc. c/o Neighborhood Management, Inc.
Mailing Address:	1024 South Greenville Avenue, Suite 230 Allen, Texas 75002
Attn:	Audrey Beard
Telephone Number:	(972) 359-1548
Email Address:	nmi@neighborhoodmanagement.com

7. Website to access the Association’s dedicatory instruments:  
<https://neighborhoodmanagement.com>

8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment – one (1) annual installment of the Regular  
Assessments for the fiscal year

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Inspection Fee (if requested) - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Van Zandt County, Texas.

**CREEKS AT BURNETT TRAIL  
RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Printed Name: Mitchell Kaufman  
Title: President

STATE OF TEXAS

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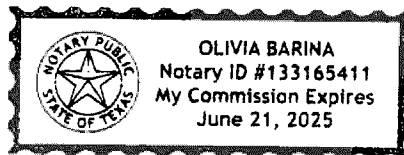
COUNTY OF Van Zandt

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This instrument was acknowledged before me on the 21 day of June, 2023, by Mitchell Kaufman, President of Creeks at Burnett Trail Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)





Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Creeks at Burnett Trail, recorded as Document No. 2023-0059411, in the Official Public Records of Van Zandt County, Texas, as the same may be amended from time to time.
2. Creeks at Burnett Trail Community Manual, recorded as Document No. 2023-005921, in the Official Public Records of Van Zandt County, Texas, as the same may be amended and supplemented from time to time.
3. Creeks at Burnett Trail Adoption of Working Capital, recorded as Document No. 2023-005946, in the Official Public Records of Van Zandt County, Texas.

ATTACHMENT 1

CREEKS AT BURNETT TRAIL RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS  
COUNTY OF VAN ZANDT**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Van Zandt County,  
Texas.

2023-005969 MISC  
06/23/2023 04:16:36 PM Total Fees: \$38.00

Susan Strickland, County Clerk  
Van Zandt County, Texas

*Susan Strickland*

