

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

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CEDAR CREEK IV 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 Cedar Creek IV 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: Cedar Creek IV Homeowners Association, Inc.

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is: Cedar Creek Addition, Section Two, Phase Four.

2. **Name and Mailing Address of the Association.** The name of the Association is Cedar Creek IV 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 Cedar Creek Addition, Section Two, Phase Four subdivision includes that tract of land located in the City of Greenville, Hunt County, Texas, including the plat/map filed in Instrument No. 2020-18506 Official Public Records of Hunt County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is in Instrument No. 2021-05058, and any amendments thereof or supplements thereto in the Official Public Records of Hunt County, 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.gulfpmm.com](http://www.portal.gulfpmm.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$150.00
Rush Fee (within 24 hours)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$150.00

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:**

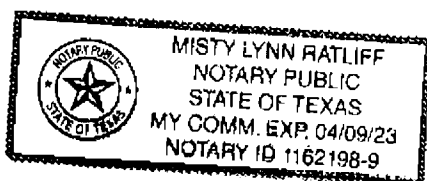
**CEDAR CREEK IV  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

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 Cedar Creek IV Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]  
Notary Public, State of Texas

**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me and was duly  
RECORDED in the Records of Hunt County, Texas  
2022-12549

05/27/2022 08:49:39 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk  
Hunt, Texas