

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THREE CREEKS RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BELL §

The undersigned, being the Managing Agent of Three Creeks Residential Community, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Three Creeks.
2. Name of Association: The name of the Association is Three Creeks Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Three Creeks, Phase I, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in Cabinet 2015, Slide 43 (A-E) and under Clerk's File No. 2015-15751 of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Three Creeks IA, Replat of Lot 13, Block 9 of Three Creeks, Phase I, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in under Clerk's File No. 2021-57387 of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Three Creeks, Phase II, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in Cabinet 2016, Slide 87 (A-B) and under Clerk's File No. 2016-31165 of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Three Creeks, Phase III, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in Cabinet 2017, Slide 129 and under Clerk's File No. 2017-39292 of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Three Creeks, Phase IV, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in Cabinet 2020, Slide

1 (A-B) and under Clerk's File No. 2020-00000379 of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Three Creeks, Phase V, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded in Cabinet 2019, Slide 1883, Plat #83(A-B) of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Three Creeks, Phase VI, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2021-56936 A&B of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Three Creeks, Phase VII, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2021-5255 A&B of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Three Creeks, Phase VIII, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2022-01719 A&B of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Three Creeks, Phase IX, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2023020150 A-C of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Three Creeks, Phase X, a subdivision in Bell County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2024017418 A-C of the Plat Records of Bell County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration*:

- a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Three Creeks.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions Three Creeks.
 - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions Three Creeks.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions.
 - (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions.
 - (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions.

- (7) Sixth Amendment to the Declaration of Covenants, Conditions, and Restrictions.
- (8) Seventh Amendment to the Declaration of Covenants, Conditions, and Restrictions.
- (9) Eighth Amendment to the Declaration of Covenants, Conditions, and Restrictions.
- (10) Ninth Amendment to the Declaration of Covenants, Conditions, and Restrictions.
- (11) Tenth Amendment to the Declaration of Covenants, Conditions, and Restrictions.
- (12) Eleventh Amendment to the Declaration of Covenants, Conditions, and Restrictions.

b. Recording Information:

- (1) Bell County Clerk's File No. 2015-00019557.
- (2) Bell County Clerk's File No. 2016-00012044.
- (3) Bell County Clerk's File No. 2016-00034530.
- (4) Bell County Clerk's File No. 2017-00049547.
- (5) Bell County Clerk's File No. 2018-00010669.
- (6) Bell County Clerk's File No. 2019-19773.
- (7) Bell County Clerk's File No. 2020-3691.
- (8) Bell County Clerk's File No. 2021005751.
- (9) Bell County Clerk's File No. 2021063807.
- (10) Bell County Clerk's File No. 2022005853.
- (11) Bell County Clerk's File No. 2023020292.
- (12) Bell County Clerk's File No. 2024019806.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Three Creeks Residential Community, Inc. c/o The Management Trust, 9111 Jollyville Road, Suite 275, Austin, Texas 78759.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: The Management Trust. Address: 9111 Jollyville Road, suite 275, Austin, Texas 78759. Phone No.: 512.234.3320. Email Address: carrie.wilson@managementtrust.com.
- 7. The Association's Dedicatory Instruments are available to Members online at: <https://my.managementtrust.com>.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 360.00
Transfer Fee	\$ 200.00
Working Capital Assessment [Declaration	Each Owner (other than Declarant)

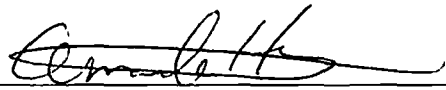
Article 6, Section 6.04]

of a lot will pay a one-time working capital assessment to the Association. Upon the purchase of a lot from home builder to home buyer, and each conveyance of the property thereafter, the Working Capital Assessment is \$350.00. Some exemptions apply. The Working Capital Assessment amount must be confirmed with the Association.

Executed on this 24th day of March, 2025.

THREE CREEKS RESIDENTIAL COMMUNITY, INC.

By: The Management Trust, Managing Agent

By: 

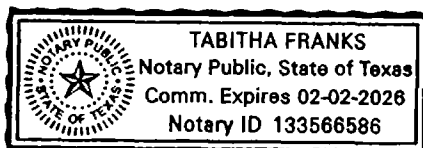
Printed: Amanda Harvey

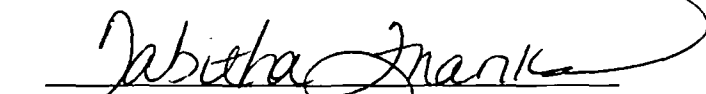
Its: Community Manager

*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 Texas §

BEFORE ME, the undersigned notary public, on this 24th day of March, 2025 personally appeared Amanda Harvey, Community Manager of The Management Trust, Managing Agent for Three Creeks Residential Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2025016122

As

CERTIFICATE

Recorded On: April 07, 2025

Parties: THREE CREEKS RESIDENTIAL COMMUNITY INC

To THREE CREEKS

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

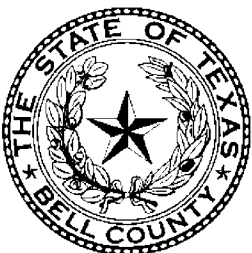
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025016122
Receipt Number: 457016
Recorded Date/Time: 04/07/2025 1:44:28 PM
User / Station: mulholmr - BCCCD0638

Record and Return To:

Roberts Markel Weinberg Butler Hailey



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk