## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

### MELISSA NORTH CREEK HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS	§
	§
COUNTIES OF COLLIN	§

The undersigned, being the Managing Agent of Melissa North Creek Homeowners Association, Inc., a non-profit corporation 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 prior Management Certificate filed by Melissa North Creek Homeowners Association, Inc.:

- 1. Name of Subdivision: North Creek.
- 2. Name of Association: Melissa North Creek Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
  - a) North Creek is an addition to the city of Melissa located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, 20161110001533550, 20161110001533550. File Numbers 20170407000448000, and 20170509000593830 along with any amendments or supplements thereto.

### 4. Recording Data for the Declaration:

- a) North Creek is subject to the Declaration of Covenants, Conditions, and Restrictions for Melissa North Creek Homeowners Association, Inc. which are filed in the real property records in Collin County, Texas and any amendments thereto as follows:
  - a. Recording Date: 07/02/2005; Filed Document: DCCER; Recording Information: 05943-06589.
  - b. Recording Date: 09/23/2013; Filed Document: 1st Supplement to DCCER; Recording Information: 20130923001329680.
  - c. Recording Date: 10/10/2014; Filed Document: 2<sup>nd</sup> Supplement to DCCER; Recording Information: 20140320000260970.
  - d. Recording Date: 01/12/2016; Filed Document: 3rd Supplement to DCCER; Recording Information: 201601120000035440.
  - e. Recording Date: 11/20/2016; Filed Document: 4th Supplement to DCCER; Recording Information: 20161110001533550.
  - f. Recording Date: 04/07/2017; Filed Document: 5th Supplement to DCCER; Recording Information: 20170407000448000.
  - g. Recording Date: 05/09/2017; Filed Document: 6th Supplement to DCCER; Recording Information: 20170509000593830.

SDG: FSR-0004

- 5. Name and Mailing Address of the Association is: Melissa North Creek Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Melissa North Creek Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.
- 8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential https://www.fsresidential.com/texas/resale-and-lenderdocuments. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://melissanorthcreekhoa.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Disclosure Package: \$375.00
    - i. 1-2 days: \$500.00.
    - ii. 3-5 days: \$450.00.
  - b. Resale Disclosure Update: \$75.00
  - c. Transfer Fee: \$340.00.
  - d. Refinance Certificate Fee: \$150.00.
    - i. 1-2 days: \$275.00.
    - ii. 3-5 days: \$225.00.
  - e. HOA Questionnaire (optional): \$250.00
  - f. Loan Estimate Questionnaire (optional): \$100.00

SDG: FSR-0004

Executed on this the \\\ day of May 2024
--

MELISSA NORTH CREEK HOMEOWNERS ASSOCIATION, INC.

Patrick Droesch,

President of

FirstService

Residential Texas, Inc.

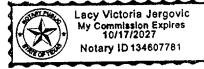
THE STATE OF TEXAS

§ § §

**ACKNOWLEDGMENT** 

**COUNTY OF DALLAS** 

BEFORE ME, the undersigned notary public, on this the \_\_\_ personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Melissa North Creek Homeowners Association, 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 and on behalf of the Association.



E-RECORDED BY:

SEARS

6548 Greatwood Pkwy. SUGAR LAND, TEXAS 77479

Property Owners Association Management Certificate SDG: FSR-0004

# Collin County Honorable Stacey Kemp Collin County Clerk

**Instrument Number: 2024000058582** 

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 16, 2024 08:59 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

### \*\*\*\*\*\*\* 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: Record and Return To:

Document Number: 2024000058582

Receipt Number: 20240516000196

Recorded Date/Time: May 16, 2024 08:59 AM

User: Tammy M Station: Station 12



# STATE OF TEXAS COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Drace Kimp

CSC

Honorable Stacey Kemp Collin County Clerk Collin County, TX