

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 140672

ERecordings-RP

NOTICE

Recorded On: December 30, 2024 10:23 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 140672  
Receipt Number: 20241230000226  
Recorded Date/Time: December 30, 2024 10:23 AM  
User: Jennifer K  
Station: Station 18

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
FOR  
CREEKSIDE TOWNHOMES**

STATE OF TEXAS  
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Creekside Homeowner's Association, Inc.

1. The name of the subdivision is Creekside Townhomes.
2. The name of the association is Creekside Townhomes Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Creekside Townhomes Phase I

Final Plat filed as Document #9240 on 4/7/1982.

Creekside Townhomes Phase II

Replat filed as Document #36264 on 12/21/1982.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Creekside Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 11027 on 3/31/1983.

Supplemental Declaration of Annexation for Creekside Townhomes, Phase II, Recorded in the Property Records of Denton County, Texas as Document #17431 on 5/10/1983.

Supplemental Declaration of Annexation for Creekside Townhomes, Phase III, Recorded in the Property Records of Denton County, Texas as Document #17432 on 5/10/1983.

Supplemental Declaration of Annexation for Creekside Townhomes, Phase IV, Recorded in the Property Records of Denton County, Texas as Document #21114 on 7/3/1983.

Supplemental Declaration of Annexation for Creekside Townhomes, Phase V, Recorded in the Property Records of Denton County, Texas as Document #53654 on 12/5/1983.

Supplemental Declaration of Annexation for Creekside Townhomes, Phase VI, Recorded in the Property Records of Denton County, Texas as Document #53655 on 12/5/1983.

5. Creekside Homeowner's Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).

7. Fees charged in connection with a property transfer in the subdivision are:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

**CREEKSIDE HOMEOWNER'S ASSOCIATION, INC.**

By: CMA, its Manager

By:

Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS

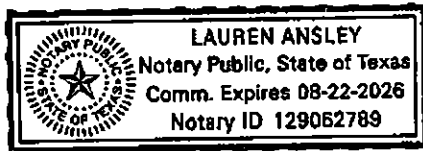
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Creekside Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093