

PROPERTY ASSOCIATION MANAGEMENT CERTIFICATE

Creekbend Homeowner's Association, Inc., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209, Texas Property Code:

1. The name of the subdivision is: Creekbend Townhomes
2. The name of the association is: Creekbend Homeowner's Association, Inc.
3. The recording data for the subdivision is: Plat recorded June 30, 1981, in book 81127, page 1441, in the Dallas County Property Records.
4. The recording data for declaration and amendments: First Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Creekbend Townhomes Recorded in book 86025, page 1633, The Certificate and Memorandum of Recording of Dedicatory Documents For Creekbend Homeowners' Association, Inc, Instrument Number 202400244195, Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Creekbend Townhomes, Instrument Number 202500178448, all in the Dallas County Property Records.
5. The name and mailing address of the Association is: Creekbend Homeowner's Association, Inc., P.O. Box 551593, Dallas, Texas 75355-1593
6. The name, mailing address, phone, and email for the managing person is: Branch Association Management, Inc., P.O. Box 551593, Dallas, Texas 75355-1593, ph. 214-553-1579, rbowersmail@gmail.com
7. The website address is: www.CreekbendTownhomes.com
8. Other information is as follows: Restrictions recorded book 81127, page 2502, Restrictions recorded book 82227, page 652, recorded in the Deed Records of Dallas County, Texas.

Amendment recorded book 83016, page 2292, Amendment recorded book 83170, page 517, Amendment recorded book 83170, page 530, Amendment recorded book 83170, page 478, Amendment recorded book 83170, page 504, Amendment recorded book 83170, page 491, all recorded in the Deed Records of Dallas County, Texas

Notice of Filing of Dedicatory Instruments for Creekbend Townhomes recorded Volume 2003238, page 09434, First Supplement to The Notice Of Filing of Dedicatory Instruments For Creekbend Townhomes recorded Volume 2004160, page 10792, Second Supplement to The Notice Of Filing of Dedicatory Instruments For Creekbend Townhomes recorded Document 201200058956, all recorded in the Deed Records of Dallas County, Texas.

First Amendment to the Certificate and Memorandum of Recording of Association Documents for Creekbend Homeowners Association, Inc. recorded Document 2017003531372 in the Deed Records of Dallas County, Texas.

Articles of Incorporation for Creekbend Homeowner's Association, Inc, A Texas Non-profit Corporation, recorded January 19, 1983 in the Office of the Secretary of State of Texas.

9. Property Transfer Fee(s): Fees related to property transfer are: (1) up to \$375 as resale certificate fee, (2) \$75 fee for resale certificate update, (3) up to \$200 transfer fee, (4) Expedited fee \$100, (5) Questionnaire \$125.

Signed this 27 day of August, 2025.

Management Company: **Branch Association Management, Inc.**

By:

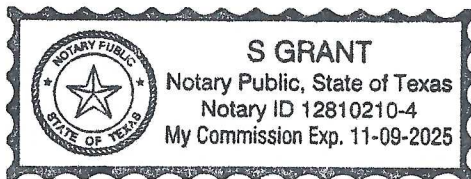

Rick Bowers, Association Manager

STATE OF TEXAS

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COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this 27th day of August, 2025, personally appeared Rick Bowers, of Branch Association Management, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that (s)he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.





Notary Public

My Commission Expires: 11-09-2025