

**Associa®**

Principal Management Group of North Texas

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at [NTXcustomercare@associa.us](mailto:NTXcustomercare@associa.us).

## **Beaver Creek Estates Phase I & Phase II Homeowners Association MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Beaver Creek Estates Phase I & Phase II Homeowners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Beaver Creek Estates

**Name of the Association:** Beaver Creek Estates Phase I & Phase II Homeowners Association

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in DALLAS County, Texas, as follows;

- (a) Beaver Creek Estates Phase 1 & Phase 2 Homeowners Association, recorded under File No. 2000113-304, along with any supplements or replats thereof;
- (b) Beaver Creek Estates Phase 1 & Phase 2 Homeowners Association (2), recorded under File No. 2000115-1872, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of DALLAS County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Beaver Creek Estates, Phase 1 and Phase 2, under Dallas County Clerk's File no. D2399787

**Name and Mailing Address of the Association**

Beaver Creek Estates Phase I & II Homeowners Association  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.beavercreekestates.previews.townsq.io](http://www.beavercreekestates.previews.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

Beaver Creek Estates Phase I & Phase II Homeowners  
Association, acting by and through its managing agent, Principal  
Management Group of North Texas

  
\_\_\_\_\_  
Mark Southall, Branch President

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Beaver Creek Estates Phase I & II Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200135325

eRecording - Real Property

Recorded On: May 13, 2022 08:26 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 202200135325

Receipt Number: 20220512000932

Recorded Date/Time: May 13, 2022 08:26 AM

User: Roger J

Station: CC63

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX