

**MANAGEMENT CERTIFICATE
FOR
CREEKSIDE RANCH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Creekside Ranch Community Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Creekside Ranch Ph1 and Creekside Ranch Ph 2.
2. The name of the Association: Creekside Ranch Community Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Creekside Ranch Community Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Reserves:	\$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below

**CREEKSIDE RANCH COMMUNITY
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6th day of January, 2025, by Beverly Coghlan, Agent for the Association of CREEKSIDE RANCH COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

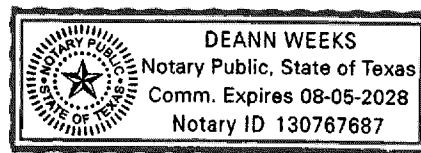


EXHIBIT A

Document	Recording Information
Creekside Ranch - Phase 1 - February 6, 2024	Document No.2024/129
Creekside Ranch - Phase 2 – June 21, 2024	Document No.2024/568
Declaration of Covenants, Conditions and Restrictions for Creekside Ranch Community Association, Inc. – October 2, 2024	Document No. 2024000121950

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000001600

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2025 12:37 PM

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:

Document Number: 2025000001600
Receipt Number: 20250106000469
Recorded Date/Time: January 06, 2025 12:37 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



**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.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

