

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 18331

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: February 23, 2024 12:19 PM

Number of Pages: 6

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

Total Recording: \$45.00

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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: 18331  
Receipt Number: 20240223000370  
Recorded Date/Time: February 23, 2024 12:19 PM  
User: Joy R  
Station: Station 19

**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

**PALOMA CREEK HOMEOWNERS ASSOCIATION, INC.  
PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

Pursuant to Texas Property Code Section 209.004, PALOMA CREEK HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: Paloma Creek (the "Subdivision")
2. The name of the Association is: Paloma Creek Homeowners Association, Inc. (the "Association")
3. The plats are recorded in the Official Public Records of Denton County, Texas in the following document:
  - 1) Paloma Creek, Phase 1, Cabinet V, Page 63, Document No. 76141
  - 2) Paloma Creek, Phase 2, Cabinet V, Page 4 79, Document No. 8511
  - 3) Paloma Creek, Phase 3, Cabinet V, Page 918, Document No. 133083
  - 4) Paloma Creek, Phase 4A, Cabinet W, Page 762, Document No. 4656
  - 5) Paloma Creek, Phase 4B, Cabinet X, Page 311, Document No. 113868
  - 6) Paloma Creek Lakeview, Phase 1, Cabinet W, Page 361, Document No. 75938
  - 7) Paloma Creek Lakeview, Phase 2-D1, Document 2016-2155
  - 8) Paloma Creek Lakeview, Phase 2-D2, Document 2017-344
  - 9) Paloma Creek South, Phase 1, Cabinet W, Page 246, Document No. 52960
  - 10) Paloma Creek South, Phase 2, Cabinet Y, Page 148, Document No. 3089
  - 11) Paloma Creek South, Phase 3C, Document 2017-311
  - 12) Paloma Creek South, Phase 3D, Document 2019-250
  - 13) Paloma Creek South, Phase SA, Cabinet W, Page 822, Document No. 14557
  - 14) Paloma Creek South, Phase 5B1, Cabinet Y, Page 296, Document No. 37300
  - 15) Paloma Creek South, Phase 5B2, Cabinet Y, Page 509, Document No. 75079
  - 16) Paloma Creek South, Phase 6, Cabinet W, Page 825, Document No. 14573
  - 17) Paloma Creek South, Phase 6A, Document 2016-254
  - 18) Paloma Creek South, Phase 8E, Document 2016-2251
  - 19) Paloma Creek South, Phase 1 OB, Document 2016-2166
  - 20) Paloma Creek South, Phase 11A, Document 2017-68
  - 21) Paloma Creek South, Phase 11B, Document 2019-142
  - 22) Paloma Creek South, Phase 13D, Document 2016-252
4. The recording data for the declaration is as follows, each of the Official Public Records of Denton County, Texas:
  - 1) Declaration of Covenants, Conditions & Restrictions for Paloma Creek recorded on February 20, 2003 as Document No. 2003- 25959 in Volume 5276/Page 982;
  - 2) Supplemental Declaration for Paloma Creek, Phase I & Phase II Additions recorded on February 21, 2003 as Document No. 2003-26839;
  - 3) Supplemental Declaration for Paloma Creek South, Phases 1, 2, 3, 4, 7 & 8 recorded on December 22, 2003 as Document No. 2003-204715;
  - 4) Supplemental Declaration for Paloma Creek, Phase 3 recorded on October 22, 2004 as Document No. 2004-138205;

- 5) Supplemental Declaration for Paloma Creek Phase 5A recorded on January 26, 2005 as Document No. 2005-10114;
- 6) Supplemental Declaration amendment for Phases 1,2, & 3 recorded on June 27, 2005 as Document No. 2005-76908;
- 7) Supplemental Declaration amendment for Phases 1,2, & 3 recorded on August 5, 2005 as Document No. 2005-97049;
- 8) Supplemental Declaration for Paloma Creek Lakeview Phase I Addition recorded on August 25, 2005 as Document No. 2005-106492;
- 9) Amendment of Declaration of Covenants, Conditions & Restrictions for Paloma Creek recorded on October 3, 2005 as Document No. 2005-122028;
- 10) Supplemental Declaration for Paloma Creek Phase 6 and 7 Addition recorded on February 7, 2006 as Document No. 2006-14197;
- 11) Supplemental Declaration for Paloma Creek Phase 8 Addition recorded on November 15, 2006 as Document No. 2006-140761;
- 12) Amendment to the Declaration of Covenants, Conditions & Restrictions for Paloma Creek recorded on July 10, 2007 as Document No. 2007-81798;
- 13) Amendment to the Declaration of Covenants, Conditions & Restrictions for Paloma Creek recorded on July 13, 2007 as Document No. 2007- 83641;
- 14) Supplemental Declaration for Paloma Creek Lakeview Phase 2 Addition and Paloma Creek South Phase 9 Addition recorded on February 29, 2008 as Document No. 2008- 21082;
- 15) Supplemental Declaration amendment, Phases 1,2, & 3 recorded on November 4, 2008 as Document No. 2008-118935;
- 16) Amendment to the Supplemental Declaration of Covenants, Conditions, and Restrictions for Paloma Creek, All Phases recorded on November 12, 2008 as Document No. 2008-121703;
- 17) Fourth Amendment to the Supplemental Declaration of Covenants, Conditions, and Restrictions for Paloma Creek, All Phases recorded on December 11, 2008 as Document No. 2008-131022;
- 18) Fifth Amendment to the Supplemental Declaration of Covenants, Conditions, and Restrictions for Paloma Creek recorded on March 26, 2009 as Document No. 2009-36008;
- 19) Sixth Amendment to the Supplemental Declaration of Covenants, Conditions, and Restrictions for Paloma Creek recorded on June 30, 2009 as Document No. 2009-78832;
- 20) Supplemental Declaration for Paloma Creek Phase 9A Addition recorded on January 27, 2011 as Document No. 2011-9033;
- 21) Supplemental Declaration for Paloma Creek Phase 9B Addition recorded on July 31, 2012 as Document No. 2012-83196;
- 22) First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Paloma Creek recorded on July 31, 2012 as Document No. 2012-83381;
- 23) Supplemental Declaration amendment, Phases 6 &7 recorded on December 20, 2012 as Document No. 2012-144109;
- 24) Supplemental Declaration amendment, Phase 8 recorded on December 28, 2012 as Document No. 2012-147072;
- 25) Supplemental Declaration for Paloma Creek Lakeview Phase 2A Addition recorded on May 20, 2013 as Document No. 2013-59942;

- 26) Supplemental Declaration for Paloma Creek Phase 9C Addition recorded on November 6, 2013 as Document No. 2013-133866;
- 27) Supplemental Declaration for Paloma Creek Phase 13 Addition recorded on December 13, 2013 as Document No. 2013-145847;
- 28) Supplemental Declaration for Paloma Creek Phase 9D Addition recorded on April 1, 2014 as Document No. 2014- 27858;
- 29) Supplemental Declaration for Paloma Creek Lakeview Phase 2B Addition recorded on April 2, 2014 as Document No. 2014-28614;
- 30) Supplemental Declaration for Paloma Creek Phase 13B Addition recorded on June 23, 2014 as Document No. 2014-59424;
- 31) Supplemental Declaration for Paloma Creek Phase Hanahan Addition recorded on July 30, 2014 as Document No. 2014-74996;
- 32) Supplemental Declaration for Paloma Creek Lakeview Phase 2C Addition recorded on August 4, 2015 as Document No. 2015-88595;
- 33) Supplemental Declaration for Paloma Creek Lakeview Phase 2D Addition recorded on October 1, 2015 as Document No. 2015-114413;
- 34) Supplemental Declaration for Paloma Creek Phase 12 Addition recorded on July 31, 2012 as Document No. 2012-83382;
- 35) Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for Paloma Creek, Lakeside Estates at Paloma Creek recorded on November 4, 2016 as Document No. 2016-140185;
- 36) Amendment to the Declaration of Covenants, Conditions, and Restrictions for Paloma Creek recorded on November 27, 2018 as Document No. 2018-137505; and
- 37) Fifth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Paloma Creek recorded on November 1, 2019 as Document No. 2019-139449.

5. The mailing address of the Association is: Paloma Creek Homeowners Association,  
Inc.  
1501 Bluebird Drive  
Little Elm, Texas 75068
  
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:  
  
FirstService Residential Texas, Inc., a Texas corporation, d/b/a FirstService Residential ("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Telephone: (214) 871-9700  
Mgmt-CertificateTX@fsresidential.com
  
7. The website address of any Internet website on which the Association's dedicatory instruments are available in accordance with Section 207.006 is:  
<https://www.fsresidential.com/>  
[www.palomacreekhoa.com](http://www.palomacreekhoa.com)

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision is:

Transfer Fee: \$340.00

Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days): \$375/\$450/\$500

Resale Disclosure Update (within 60 days of original request): \$75.00

Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days): \$150/\$225/\$275

HOA Questionnaire (optional) – (Single Family): \$250

Loan Estimate Questionnaire (optional) – (Single Family): \$100

Custom Lender Form Mortgage Questionnaire – (Condominiums): \$350

Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days): \$220/\$275/\$325

9. Other information the Association considers appropriate:

- 1) Paloma Creek Rental and Leasing Rules recorded on November 9, 2023 as Document No. 2023-120609 of the Official Public Records of Denton County, Texas
- 2) Paloma Creek Homeowners Association, Inc. Enforcement and Fining Policy recorded on December 7, 2023 as Document No. 2023-129648 of the Official Public Records of Denton County, Texas
- 3) Articles of Incorporation of Paloma Creek Homeowners Association, Inc. recorded on November 18, 2019 as Document No. 2019-146527 of the Official Public Records of Denton County, Texas
- 4) By-Laws of Paloma Creek Homeowners Association, Inc. recorded on November 18, 2019 as Document No. 2019-146527 of the Official Public Records of Denton County, Texas
- 5) First Amendment to the By-Laws of Paloma Creek Homeowners Association, Inc. recorded on November 21, 2019 as Document No. 2019-149053 of the Official Public Records of Denton County, Texas
- 6) Second Amendment to the By-Laws of Paloma Creek Homeowners Association, Inc. recorded on May 20, 2021 as Document No. 2021-91418 of the Official Public Records of Denton County, Texas

10. The purpose of this Paloma Creek Homeowners Association, Inc. Management Certificate is to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing association. This management certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. No person should rely on this management certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the Subdivision.

[SIGNATURE PAGE FOLLOWS]

4883-3626-3076, v. 2