

**Denton County
Juli Luke
County Clerk**

Instrument Number: 111216

ERecordings-RP

MISCELLANEOUS

Recorded On: October 15, 2024 08:02 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 111216
Receipt Number: 20241015000002
Recorded Date/Time: October 15, 2024 08:02 AM
User: Kerry H
Station: Station 4

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

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
MEADOWCREEK OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTIES OF DENTON §

The undersigned, being the Managing Agent of Meadowcreek Owners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Meadowcreek Owners Association:

1. Name of Subdivision: Meadowcreek.
2. Name of Association: Meadowcreek Owners Association.
3. Recording Data for the Subdivision:
 - a) Meadowcreek is an addition to the city of Frisco located in Denton County, Texas, according to the maps or plats thereof, recorded in the Map Records of Denton County, Texas, under File Number 2002-R0047994 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Meadowcreek is subject to the Declaration of Covenants, Conditions, and Restrictions for Meadowcreek Owners Association which are filed in the real property records in Denton County, Texas as follows:
 - a. Filed Document: Amended and Restated Master Declaration of Covenants, Conditions and Restrictions; Filed Date: May 15, 2003; Recording Information: 2003-R0075584.
5. Name and Mailing Address of the Association is: Meadowcreek Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Meadowcreek Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: [https:// meadowcreek.connectresident.com](https://meadowcreek.connectresident.com).
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Disclosure Package: \$375.00.
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update (Within 60 days of Original Request): \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. Developer to Builder Fee: \$340.00.
 - f. HOA Questionnaire (optional): \$250.00.
 - g. Loan Estimate Questionnaire (optional): \$100.00.
 - h. Reserve Fund (Initial Sales D/B to H): \$50.00.
 - i. Reserve Fund (Resales H to H): \$50.00.
 - j. Reserve Fund (Resales D to B): \$50.00.

Executed on this the 1st day of October 2024.

MEADOWCREEK OWNERS ASSOCIATION

By: Jennifer Huerta
Jennifer Huerta, Market President of FirstService
Residential Dallas Fort Worth, LLC

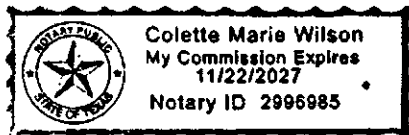
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 1st day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Meadowcreek Owners Association known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

IS | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479