

STATE OF TEXAS

§
§
§

COUNTY OF HUNT

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CEDAR CREEK ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CEDAR CREEK ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Cedar Creek Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Cedar Creek Addition, Section 2, Phase 2; and Cedar Creek Addition, Section 2, and Phase 3.

2. **Name and Mailing Address of the Association.** The name of the Association is Cedar Creek Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for the Cedar Creek subdivision Section 2, Phase 2 located in the city of Greenville, Hunt County Texas is filed in F/192, Volume 400, Page 01917 and for Cedar Creek subdivision Section 2, Phase 3 located in the City of Greenville, Hunt County, Texas, in the plat/map filed in F/195, Volume 400, Page 01919, in the Official Public Records of Hunt County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is for Section 2, Phase 2, Volume 1016, Page 275, and in Section 2, Phase 3 in Volume 1449, Page 156, and any amendments thereof or supplements thereto in the Official Public Records of Hunt County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfppm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$150.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$150.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

CEDAR CREEK

ASSOCIATION, INC.,

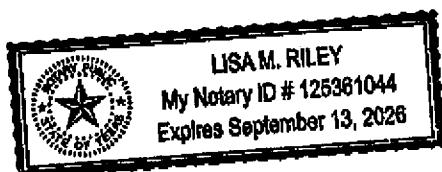
a Texas non-profit corporation

By: Gulf Professional Property
Management, Inc., Managing Agent

By: Charles Lamb
Charles Lamb, President

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 31 day of January 2024, by Charles Lamb, President with Gulf Professional Property Management, Inc., the Managing Agent of Cedar Creek Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2024-01672

01/31/2024 01:39:21 PM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX