

**BLUFF CREEK HOMEOWNERS ESTATES ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Bluff Creek Homeowners Estates Association Management (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:** BLUFF CREEK ESTATES HOMEOWNERS ASSOCIATION

**Name of the Association:** BLUFF CREEK ESTATES HOMEOWNERS ASSOCIATION

**Recording Data for Association:**

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

- (a) Bluff Creek Estates Phase 1, recorded on or about April 25, 2019, under Instrument No 2019-8425910001906, Real Property Records, Collin County, Texas
- (b) Bluff Creek Estates Phase 2, recorded on or about February 28, 2020, under Instrument No 2020-02280190000880, Real Property Records, Collin County, Texas

**Recording Data for Restrictions:**

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

<b>Doc Type</b>	<b>Date Recorded</b>	<b>Instrument No.</b>	<b>Comments</b>
Notice of Filing Dedicatory Instruments	27-Sep-21	20210927001966900	<b>Docs included:</b> Amended Religious Items, Security Measures, Swimming Pool Enclosure, ARA, Violation Hearing, Policy Regarding Bids
CCR	1-Mar-19	201903010002192-80	
Affidavit of Dedicatory Instruments	1-Mar-19	201903010002192-90	Certificate of Formation
Collection Policy	9-Nov-23	2023000129628	
1st Suppl. to the Notice of Filing Dedicatory instruments	9-Nov-23	2023000129727	Covenant Enforcement and Fining
Mgmt. Cert	14-Dec-23	2023000142195	

**Name and Mailing Address of the Association**

BLUFF CREEK HOMEOWNERS ESTATES ASSOCIATION  
 c/o Principal Management Group of North Texas  
 801 E Campbell Road Ste 620  
 Richardson, Texas 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 Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomercare@associa.us

**Website Address of the Association**

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

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

New account setup fee establishing new owner's account in the association's records: \$95

Transfer Fee: \$220

Reserve Funding Fee: six months of assessments

Executed on this the 31<sup>st</sup> day of January 2024

Bluff Creek Estates Homeowners Association, acting by and  
through its managing agent, Principal Management Group of North  
Texas



Mark Southall, Branch President

STATE OF TEXAS §

§

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 13<sup>st</sup> day of January, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Bluff Creek Estates 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 Road Ste 620  
Richardson, Texas 75081

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

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**Instrument Number:** 2024000071586

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 13, 2024 12:46 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 2024000071586  
Receipt Number: 20240613000424  
Recorded Date/Time: June 13, 2024 12:46 PM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

CSC



**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

