

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
CROSSWOOD CREEK ESTATES RESIDENTIAL ASSOCIATION, INC.**

STATE OF TEXAS

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COUNTY OF COLLIN

The undersigned, being an officer of **CROSSWOOD CREEK ESTATES RESIDENTIAL ASSOCIATION, INC.**, a Texas nonprofit corporation (the "**Association**"), hereby certifies and records the following information pursuant to Section 209.004 of the Texas Property Code:

1. Name of Subdivision: Crosswood Creek Estates.
2. Name of Association: Crosswood Creek Estates Residential Association, Inc.
3. Recording Data for the Subdivision: Final Plat of Crosswood Creek Estates recorded in Volume 2020, Page 434, Plat Records of Collin County, Texas, as such plat maybe modified and amended from time to time.
4. Recording Data for the Declaration: Declaration of Covenants, Conditions and Restrictions for Crosswood Creek Estates, recorded under Document Number: 20200708001051000, on June 29, 2020, in the Real Property Records of Collin County, Texas.
5. Name and Mailing Address of the Association: Crosswood Creek Estates Residential Association, Inc.; P.O. Box 940, Prosper, Texas 75078.
6. Name, Mailing Address, Telephone Number, and Email Address of the Association's Designated Representative: Craig James, as President of the Association; P.O. Box 940, Prosper, Texas 75078; (214) 585-2112; Craig@jamesld.com.
7. Fees Charged by the Association Relating to a Property Transfer in the Subdivision:
 - a. Resale Certificate Fee: \$500
 - b. Conveyance/Transfer Fee: \$500
 - c. Refinance Fee: \$350
 - d. Resale Certificate Update: \$100
 - e. Records Changing Fee: \$50
 - f. Statement of Account: \$350
8. Other Information: Please note, this certificate only contains information as required under Texas Property Code Section 209.004 and may not contain all of the recorded dedicatory instruments for the Association.

[signature and acknowledgement page to follow]

EXECUTED on this 5th day of June, 2025.

ASSOCIATION:

**CROSSWOOD CREEK ESTATES RESIDENTIAL
ASSOCIATION, INC.,**
a Texas nonprofit corporation,

By: _____

Craig James, President

THE STATE OF TEXAS

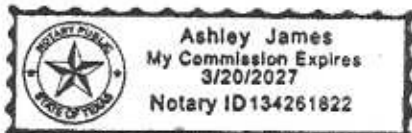
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COUNTY OF COLLIN

ACKNOWLEDGEMENT

This instrument was acknowledged before me on this 5th day of June, 2025, by Craig James, as President of **CROSSWOOD CREEK ESTATES RESIDENTIAL ASSOCIATION, INC.**, a Texas nonprofit corporation, on behalf of the company.

[SEAL]



After Recording, Return to:
Craig James
321 Keblee Dr
Prosper, TX 75078

Amy James

NOTARY PUBLIC in and for
The State of Texas



VG-48-2025-2025000071381

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000071381

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 06, 2025 03:16 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2025000071381
Receipt Number: 20250606000645
Recorded Date/Time: June 06, 2025 03:16 PM
User: Christopher J
Station: Station 6

Record and Return To:

JESSE JAMES
321 KEBLER DR

PROSPER TX 75078



STATE OF TEXAS

Collin County

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