

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
DUCK CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
                                          §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF DALLAS           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Duck Creek Estates Homeowners Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas.

1. The name of the community is Duck Creek Estates
2. The name of the association is Duck Creek Estates Homeowners Association, Inc.
3. The location of the community is Drake Ln, Fairbanks Dr, Havenwood Ln, Waterbird Ln, Wildhaven Dr Garland, TX 75043
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants and Restrictions for Duck Creek Estates

Recording Data

Dallas County Clerk, October 18, 2000, Volume 2000203 Page 2220, Instrument# 200001170980

5. The name and mailing address of the association:

Duck Creek Estates Homeowners Association, Inc.  
c/o Advanced Association Management, Inc.  
18208 Preston Road  
Suite D-9349  
Dallas, TX 75252

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.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://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

**Duck Creek Estates Homeowners Association, Inc.** a Texas non-profit corporation

By:

Michele Hernandez

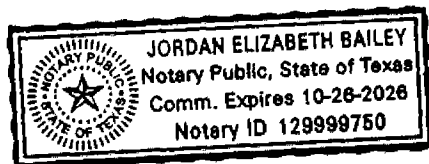
Its:

Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on the 18th day of November, 2022, by Michele Hernandez, of Duck Creek Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Bailey  
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300006897

eRecording - Real Property

Recorded On: January 12, 2023 08:25 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 202300006897  
Receipt Number: 20230111000887  
Recorded Date/Time: January 12, 2023 08:25 AM  
User: Kevin T  
Station: CC18

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren", written over a horizontal line.