

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
CREEKSHAW OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of CREEKSHAW OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, WJ Creekshaw LP, a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Declaration of Covenants, Conditions, and Restrictions for Creekshaw Owners Association, Inc. on May 19, 2021, under Instrument No. 2021-0000013290 in the Official Public Records of Rockwall County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, 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.

**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 Creekshaw Subdivision, Phases 1A, 1B, 2, 3A, and 3B.
2.     **Name and Mailing Address of the Association.** The name of the Association is Creekshaw Owners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.
3.     **Recording Data for the Subdivision.** The recording data for Creekshaw Owners Association, an addition to the City of Royse City, Rockwall County, Texas, is recorded as Instrument No. 2021-0000011823 (Phase 1A), Instrument No. 2021-0000011823 (Phase 1B), and the final plats for Phases 2, 3A, and 3B, all recorded or to be recorded, in the Official Public Records of Rockwall County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2021-0000013290, Instrument No. 2021-0000029171 (First Amendment), and Instrument No. 2021-0000001478 (Second Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Rockwall County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is [propertymanager@creekshawhoa.com](mailto:propertymanager@creekshawhoa.com).

6. **Website.** The Association's website may be found at [www.creekshawhoa.com](http://www.creekshawhoa.com).

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

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00 - \$475.00
Transfer Fee	\$150.00
Working Capital	\$500.00

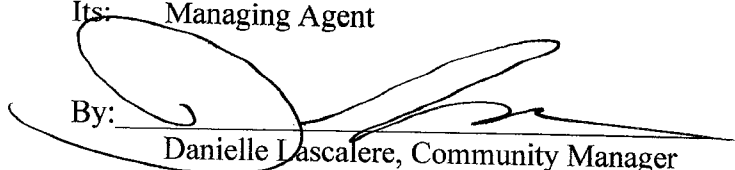
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via [www.legacysouthwestpm.com/](http://www.legacysouthwestpm.com/). The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at [propertymanager@creekshawhoa.com](mailto:propertymanager@creekshawhoa.com).

**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:**

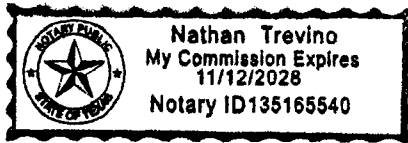
**CREEKSHAW OWNERS  
ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                   §  
 COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Creekshaw Owners Association, Inc., a Texas non-profit corporation.



Nathan Trevino  
 Notary Public, State of Texas

Electronically Filed and Recorded  
 Official Public Records  
 Jennifer Fogg, County Clerk  
 Rockwall County, Texas  
 09/12/2025 08:53:38 AM  
 Fee: 33.00  
 Doc #: 20250000016623



Jennifer Fogg