Denton County Juli Luke County Clerk

Instrument Number: 40801

ERecordings-RP

CERTIFICATE

Recorded On: April 19, 2024 01:58 PM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: Record and Return To:

Document Number: 40801

Simplifile Simplifile

Receipt Number: 20240419000459

Recorded Date/Time: April 19, 2024 01:58 PM

User: Marlene F Station: Station 6



STATE OF TEXAS COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke County Clerk Denton County, TX

MANAGEMENT CERTIFICATE FOR CREEK MEADOWS WEST HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

The undersigned, being the Managing Agent of Creek Meadows West Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

- 1. The name of the subdivision: Creek Meadows West.
- The name of the Association: Creek Meadows West Homeowners Association, Inc. 2.
- 3. The recording data for the subdivision: See Exhibit A.
- 4. The name and mailing address of the Association:

Creek Meadows West Homeowners Association, Inc. c/o Neighborhood Management Inc 1024 S Greenville Ave, Suite 230 Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.

Beverly Coghlan

1024 S. Greenville Ave, Suite 230

Allen, TX 75002

Phone: 972-359-1548

Email Address: managementcertificate@nmitx.com

- 6. Website for Dedicatory Instruments: https://neighborhoodmanagement.com
- 7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:

\$375.00

Transfer Fee:

\$250.00

Optional Inspection Fee: \$150.00

Working Capital:

\$600.00 working capital or half of the regular assessment

(builders to pay working capital).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

CREEK MEADOWS WEST HOMEOWNERS ASSOCIATION, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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Notary Public Signature, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687

EXHIBIT A

Document	Recording Information
Creek Meadows West, Phase 1 – September 5, 2023	Document No. 2023-310
Declaration of Covenants, Conditions and Restrictions for Creek Meadows West Homeowners Association, Inc. – October 11, 2023	Document No. 2023-109842
First Amendment to Declaration – March 26, 2024	Document No. 2024-31166