

Denton County  
Juli Luke  
County Clerk

---

**Instrument Number:** 160193

ERecordings-RP

MISCELLANEOUS

**Recorded On:** September 01, 2021 11:32 AM

**Number of Pages:** 10

---

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

**Total Recording:** \$62.00

---

\*\*\*\*\* **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:** 160193  
**Receipt Number:** 20210901000463  
**Recorded Date/Time:** September 01, 2021 11:32 AM  
**User:** Terri B  
**Station:** Station 20

**Record and Return To:**

Corporation Service Company



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

AFTER RECORDING RETURN TO:  
Leah K. Burton  
Roberts Markel Weinberg Butler Hailey PC  
5307 E. Mockingbird Lane  
Suite 685  
Dallas, Texas 75206

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON   §

**MANAGEMENT CERTIFICATE  
OF PCR COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by the PCR Community Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, PCR Land Company, LLC., a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for PCR Community Association, Inc., dated May 7, 2012 (the "Declaration") recorded as Document Number 2010-121029 in the Real Property Records of Denton County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is PCR Community Association, Inc.,
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.   Recording Data for the Declaration. The recording data for the Declaration is Document Number 2010-121029 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

Recorded as a COURTESY  
-without review by RMWBH

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is PCR Community Association, Inc. c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.phillipscreekbranchhoa.com](http://www.phillipscreekbranchhoa.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

PCR Community Association, Inc. a Texas non-profit corporation.

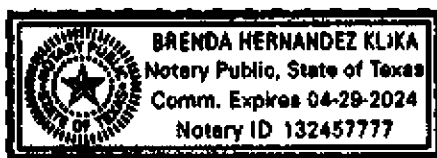
By:

  
Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for PCR Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

**Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County**

- **Sheridan Addition**  
Filed in Denton County, Texas  
Document No. 2012-272
- **Phillips Creek Ranch Lonestar Ranch Parkway Entry**  
Filed in Denton County, Texas  
Document No. 2012-148
- **Phillips Creek Ranch Stonebrook Parkway Entry**  
Filed in Denton County, Texas  
Document No. 2012-149
- **Waterton - Phillips Creek Ranch Phase 2**  
Filed in Denton County, Texas  
Document No. 2012-295
- **Riverton - Phillips Creek Ranch Phase 1**  
Filed in Denton County, Texas  
Document No. 2012-296
- **Riverton - Phillips Creek Ranch Phase 1 (Amending Lot 18/19 Phase I)**  
Filed in Denton County, Texas  
Document No. 2013-300
- **Riverton - Phillips Creek Ranch Phase 3**  
Filed in Denton County, Texas  
Document No. 2013-125
- **Village At Phillips Creek Ranch**  
Filed in Denton County, Texas  
Document No. 2013-223
- **Windrose At Phillips Creek Ranch**  
Filed in Denton County, Texas  
Document No. 2013-220

## **Exhibit A Continued**

### **[Recording Data for the Subdivision]**

**Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County**

- **Mainvue At Phillips Creek Ranch  
Filed in Denton County, Texas  
Document No. 2014-168**
- **Layton - Phillips Creek Ranch Phase 4A  
Filed in Denton County, Texas  
Document No. 2014-260**
- **Layton - Phillips Creek Ranch Phase 4B  
Filed in Denton County, Texas  
Document No. 2014-274**
- **Phillips Creek Ranch Waterton Phase 3  
Filed in Denton County, Texas  
Document No. 2014-307**
- **Phillips Creek Ranch Waterton Phase 2  
Filed in Denton County, Texas  
Document No. 2014-304**
- **Phillips Creek Ranch Weston Phase 2  
Filed in Denton County, Texas  
Document No. 2015-59**
- **Phillips Creek Ranch Cedar Ranch Road Extension & Backstretch Boulevard  
Filed in Denton County, Texas  
Document No. 2015-113**
- **Phillips Creek Ranch Marshall Phase A  
Filed in Denton County, Texas  
Document No. 2015-384**
- **Phillips Creek Ranch Waterton Phase 4  
Filed in Denton County, Texas  
Document No. 2015-110,**
- **Phillips Creek Ranch Riverton Phase 3  
Filed in Denton County, Texas  
Document No. 2015-112**

## **Exhibit A Continued**

### **[Recording Data for the Subdivision]**

**Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County**

- **Phillips Creek Ranch Riverton Phase 4**  
Filed in Denton County, Texas  
Document No. 2015-357
- **Phillips Creek Ranch Riverton Phase 4 (Amended)**  
Filed in Denton County, Texas  
Document No. 2015-294
- **Phillips Creek Ranch Waterton Phase 5**  
Filed in Denton County, Texas  
Document No. 2015-24
- **Phillips Creek Ranch Weston Phase 3**  
Filed in Denton County, Texas  
Document No. 2015-85
- **Phillips Creek Ranch Riverton Phase 7**  
Filed in Denton County, Texas  
Document No. 2015-86
- **Mainvue at Phillips Creek Ranch Phase 2**  
Filed in Denton County, Texas  
Document No. 2016-125
- **Phillips Creek Ranch Silvertail Phase 2**  
Filed in Denton County, Texas  
Document No. 2016-2070
- **Phillips Creek Ranch Silvertail Phase 1**  
Filed in Denton County, Texas  
Document No. 2016-2122
- **Phillips Creek Ranch Phase 7A**  
Filed in Denton County, Texas  
Document No. 2016-2120
- **Phillips Creek Ranch Riverton Phase 6**  
Filed in Denton County, Texas  
Document No. 2017-124

## **Exhibit A Continued**

### **[Recording Data for the Subdivision]**

**Plats of PCR Community Association, Inc. recorded in the Map or Plat Records of Denton County**

- **Phillips Creek Ranch Riverton Phase 5**  
**Filed in Denton County, Texas**  
**Document No. 2017-125**
- **Phillips Creek Ranch Marshall Phase B**  
**Filed in Denton County, Texas**  
**Document No. 2017-221**
- **Phillips Creek Ranch Phase 7-B (Sawgrass B)**  
**Filed in Denton County, Texas**  
**Document No. 2017-468**
- **Phillips Creek Ranch Riverton Phase 9**  
**Filed in Denton County, Texas**  
**Document No. 2017-505**
- **Phillips Creek Ranch Riverton Phase 8**  
**Filed in Denton County, Texas**  
**Document No. 2018-19**
- **Phillips Creek Ranch Phase 7-C (Sawgrass C)**  
**Filed in Denton County, Texas**  
**Document No. 2019-37**

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for PCR Community Association, Inc recorded with Denton County

- a. Declaration recorded under Document No. 2010-121029, Official Public Records of Denton County, Texas.
- b. Amendment to Declaration recorded under Document No. 2011-32998, Official Public Records of Denton County, Texas.
- c. Amendment to Declaration recorded under Document No. 2011-38712, Official Public Records of Denton County, Texas.
- d. Bylaws/Certificate of Formation/Design Guidelines recorded under Document No. 2011-60750, Official Public Records of Denton County, Texas.
- e. Second Amendment to Declaration recorded under Document No. 2012-1505, Official Public Records of Denton County, Texas.
- f. Amended Declaration recorded under Document No. 2012-47550, Official Public Records of Denton County, Texas.
- g. First Supplemental Recording of Association Documents recorded under Document No. 2012-47551, Official Public Records of Denton County, Texas.
- h. Third Amendment to Declaration recorded under Document No. 2012-7165, Official Public Records of Denton County, Texas.
- i. Second Supplemental Recording of Association Documents recorded under Document No. 2013-146571, Official Public Records of Denton County, Texas.
- j. Agreement recorded under Document No. 2013-75539, Official Public Records of Denton County, Texas.
- k. Declaration Withdrawal recorded under Document No. 2013-98506, Official Public Records of Denton County, Texas.
- l. Amended Residential Design Guidelines recorded under Document No. 2015-30370, Official Public Records of Denton County, Texas.
- m. Second Supplemental Recording of Dedicatory Instruments (Community Rules) recorded under Document No. 2017-105499, Official Public Records of Denton County, Texas.



## **Exhibit B Continued**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for PCR Community Association, Inc recorded with Denton County

- n. Community Rules (Replaces 2017-105499) recorded under Document No. 2018-75576, Official Public Records of Denton County, Texas.
- o. Third Supplemental Recording of Dedicatory Instruments (Policy) recorded under Document No. 2018-53692, Official Public Records of Denton County, Texas.
- p. Fourth Supplemental Recording of Dedicatory Instruments (Community Rules) recorded under Document No. 2018-75576, Official Public Records of Denton County, Texas.
- q. Fifth Supplemental Recording of Dedicatory Instruments (Policies) recorded under Document No. 2020-44003, Official Public Records of Denton County, Texas.

## **Exhibit C**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. Acquisition Fee.....\$100.00
2. Administrative Assessment.....0.05% of gross sale  
price of the home