

# **The Estates of Breckinridge Creek Homeowners Association, Inc. Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as 20210831001765520, 20140121000058090, 20090106000013300, 20071119001560420, 20041207001750130, and 20020117000095920

**1. Subdivision information.** The Estates of Breckinridge Creek is an addition to the city of Richardson in Collin County, Texas. The plats are recorded in the Plat Records of Collin County, Texas as:

- Document 19990713000879320, recorded on July 13<sup>th</sup>, 1999.

**2. Declaration information.** Lots in The Estates of Breckinridge Creek are subject to Declaration of Covenants, Conditions and Restrictions for The Estates of Breckinridge Creek, recorded on February 7<sup>th</sup>, 2000, as Document 20000207000115410, Real Property Records, Collin County Texas.

- First Amendment: Document 20000309000232250, recorded on March 9<sup>th</sup>, 2000.

**3. Name of property owners association.** The Estates of Breckinridge Creek Homeowners Association, Inc.

**4. How to contact the association through its managing agent.**

The Estates of Breckinridge Creek Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://estatesofbreckinridgecreek.connectresident.com/>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$295.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 9 day of Dec 2022

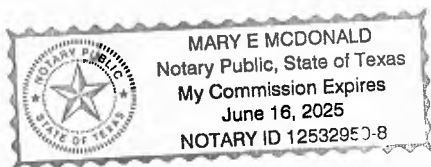
The Estates of Breckinridge Creek Homeowners Association, Inc., a Texas property owners' association

By: 

Lisa Cunningham, Senior Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

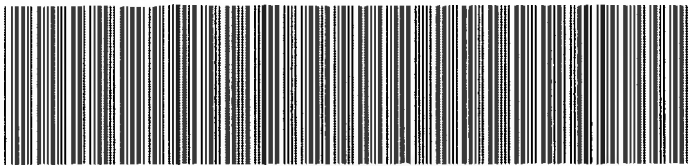
This instrument was acknowledged before me on this 9 day of Dec 2022 by  
Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

The Estates of Breckinridge Creek Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



\*VG-48-2023-2023000001858\*

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

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**Instrument Number:** 2023000001858

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2023 02:42 PM

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: 2023000001858  
Receipt Number: 20230106000381  
Recorded Date/Time: January 06, 2023 02:42 PM  
User: Amanda J  
Station: Station 9

**Record and Return To:**

THE ESTATES OF BRECKINRIDGE CREEK HOA  
14951 N. Dallas PKWY #600  
  
DALLAS TX 75254



**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