

**CANDLEWOOD CREEK NEIGHBORHOOD ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Candlewood Creek Neighborhood Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Candlewood Creek Neighborhood Association

**Name of the Association:** Candlewood Creek Neighborhood Association

**Recording Data for Association and Restrictions:**

Community	County	Doc Type	Date Recorded	Instrument No.
Candlewood Creek Neighborhood Association	Dallas	Plat	17-Sep-76	197600596653
		1st Supplement to the Notice of Filing (Policies included: Retention, Inspection/Copying, Pymt Plan, Email registration, Solar Energy Device, Rainwater Collection Device, Roofing materials, Electric Generator, Xeriscaping, Rules/Regulation.	17-Nov-20	202000319267
		By-Laws	26-May-06	200600191452
		Declaration	15-Jul-08	20080231475

**Name and Mailing Address of the Association**

Candlewood Creek Neighborhood Association  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomercare@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$95  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Executed on this the 18<sup>th</sup> day of April, 2024

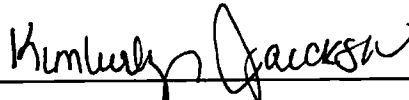
Candlewood Creek Neighborhood Association, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

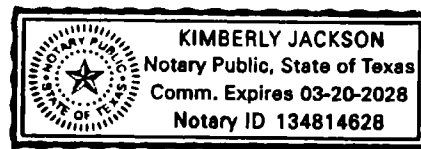
STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 18<sup>th</sup> day of April, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Candlewood Creek Neighborhood Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081



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

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**Instrument Number:** 202400093909

eRecording - Real Property

Recorded On: May 10, 2024 10:32 AM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 202400093909

Receipt Number: 20240509000502

Recorded Date/Time: May 10, 2024 10:32 AM

User: Kevin T

Station: CC123.dal.ccdc

**Record and Return To:**

CSC Global



**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