

**MANAGEMENT CERTIFICATE
FOR
CREEKSIDE AT PRESTON HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Creekside at Preston 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: Creekside at Preston.
2. The name of the Association: Creekside at Preston Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Creekside at Preston 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:	Do not collect. First Owner in an amount equal to two months of the full annual assessment per lot for that year.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**CREEKSIDE AT PRESTON HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of January, 2025, by Beverly Coghlan, Agent for the Association of CREEKSIDE AT PRESTON HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

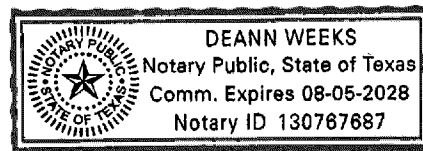


EXHIBIT A

Document	Recording Information
Creekside at Preston, Ph2 – April 1, 2004	Document No. P/576
Creekside at Preston, Ph3 – October 7, 2005	Document No. R/51
Creekside at Preston, 4A – December 1, 2006	Document No. 2006/802
Creekside at Preston, 4B – December 1, 2006	Document No. 2006/803
Declaration of Covenants, Conditions and Restrictions for Creekside at Preston Homeowners Association, Inc. – July 23, 2004	Document No. 5716/1470
First Annexation and Amendment to Declaration – March 27, 2006	Document No. 20060327000390690
Second Annexation and Amendment to Declaration (Creekside at Preston 4A & 4B) – March 15, 2007	Document No. 20070315000351270
Correction First Annexation and Amendment to Declaration (Ph3 & 4C) – November 3, 2008	Document No. 20081103001288300
Notification of Withdrawal of Subject Property (4C) – March 27, 2014	Document No. 20140327000288510

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

Instrument Number: 2025000006654

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 21, 2025 03:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000006654
Receipt Number: 20250121000122
Recorded Date/Time: January 21, 2025 03:17 PM
User: Devon O
Station: cck164

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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

