

The Bender Group – HOA/POA Management Certificate

This Home Owners' Association Management Certificate is being recorded by **Northlake Creek Meadows HOA, LLC** 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:

Subdivision: Northlake Creek Meadows HOA

Name of Association: Creek Meadows HOA

Recording Date for Association:

Community	County	Doc Type	Date Recorded	Instrument #
Northlake Creek Meadows HOA	Denton	Easement	5/23/2017	2017-60436
		Declaration	4/22/2022	2022-60862
		Agreement	12/1/2022	2022-164344
		Amendment	3/31/2023	2023-31937
		Enforcement Policy	2/27/2025	2025-20003

Name & Mailing Address:

Cedar Creek Ranch POA
c/o Bender Property Management
PO Box 601207
Dallas, TX 75360

Name, Mailing Address, Telephone Number, and Email or Person Managing the Association or its Designated Representative:

The Bender Group, dba Bender Property Management
PO Box 601207
Dallas, TX 75360
214-549-8865

Management@BenderPM.com

Website Address of the Association:

<https://benderpm.managebuilding.com/Resident/portal/login>

Property Transfer Fees:

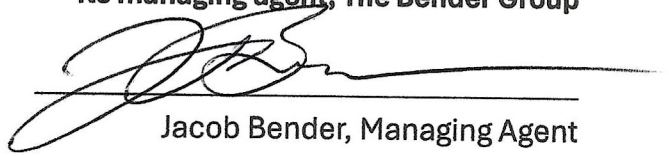
Management transfer fee: \$295

Resale Certificate: \$375

No Capital Contribution Charges for Association.

For full list of fees & Resale orders go to [Homewise.com](https://www.homewise.com)

**Northlake Creek Meadows Subdivision, acting by and through
Its managing agent, The Bender Group**

A handwritten signature in black ink, appearing to read 'JB', is written over a horizontal line. The signature is stylized and extends to the right of the line.

Jacob Bender, Managing Agent