

PROPERTY OWNERS ASSOCIATION 5th AMENDED MANAGEMENT CERTIFICATE FOR
STAR CREEK HOMEOWNER'S ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Collin §

1. Name of Subdivision: Star Creek
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Star Creek Homeowner's Association, Inc.
4. Recording Data for Association: All property described in Exhibit A under Document No. 20050915001298250
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20050915001298250.

First Amendment to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20070820001156730.

Second Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Document No. 20090721000919520.

Third Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Document No. 20100514000484980.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20120628000778620.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Star Creek is filed under Document No. 20170725000978940.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Star Creek is filed under Document No. 20170725000979000.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Star Creek is filed under Document No. 20181120001431970.

Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Star Creek is filed under Document No. 2025000041450

Certificate and Memorandum of Recording of Dedicatory Instruments regarding Modification Committee Guidelines is filed under Document No. 20211216002536040

First Supplemental Certificate and Memorandum regarding Board Composition is filed under Document No. 2023000004824

Second Supplemental Certificate and Memorandum is filed under Document No. 2024000025066

Third Supplemental Certificate and Memorandum is filed under Document No. 2024000049145

Fourth Supplemental Certificate and Memorandum regarding Parking Rules Towing Policy is recorded under Document No. 2025000044906

Supplemental Declaration for Star Creek Phase 3 is filed under Document No. 20080903001062680.

Supplemental Declaration for Star Creek Phase 3 & 3A is filed under Document No. 20090220000189420.

Supplemental Declaration for Star Creek Phase 4 is filed under Document No. 20110630000678850

Supplemental Declaration for Star Creek Phase 5 is filed under Document No. 20120206000136940.

Supplemental Declaration for Star Creek Phase 6 is filed under Document No. 20130702000919580.

Supplemental Notice of Dedicatory Instruments recorded under Document No. 2025000137364

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Articles of Incorporation of Star creek are filed under Document No. 20050915001298250

Bylaws are filed under Exhibit C within Declaration under Document No. 20050915001298250

First Amendment to Bylaws are filed under Document No. 20151214001554240.

Second Amendment to Bylaws are filed under Document No. 20170725000979250.

Assessment Collection Policy is filed under Document No. 20121102001406090.

Design Guidelines and Covenant Enforcement and Fining Policy are filed under Document No. 20060726001056620.

First Supplement to Notice of Filing of Dedicatory Instruments pertaining to the following are filed under Document No. 20111221001379030.

Application of Payments Policy

Alternative Payment Plan Policy

Document Inspection and Copying Policy

Document Retention Policy

Email Registration Policy

Second Supplement to Notice of Filing of Dedicatory Instruments is filed under Document No. 20180223000220240

First Amendment to Notice of Dedicatory Instruments is filed under Document No. 20121102001406090

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Cap Fee = \$794.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS 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 CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 28th day of October, 2025.

Star Creek Homeowner's Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

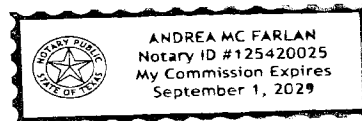
County of Bexar §

This instrument was acknowledged and signed before me on 28
October 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Star Creek Homeowner's Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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

Instrument Number: 2025000140865

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 30, 2025 03:35 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025000140865
Receipt Number: 20251030000695
Recorded Date/Time: October 30, 2025 03:35 PM
User: Kim D
Station: Workstation cck024

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

