

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
Estates at Creekside Owners 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: <<Association Name>>
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Estates at Creekside Owners Association, Inc.
4. Recording Data for Association: Plat Maps for Estates at Creekside are listed below:
 - Phase I is recorded in Volume N, Page 893.
 - Phase II is recorded in Volume 2003-0209426, Page 211.
 - Phase III is recorded in Volume 05991, Page 01856.
 - Phase IV is recorded in Document No. 2007-0611010002020.
 - Phase V is recorded in Document No. 2011-1121010002440.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2002-0087926.

First Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2002-0090761.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2002-0169468.

Declaration of Annexation and Third Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2003-0211917.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2005-0076158.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2005-0177385.

Declaration of Annexation to Declaration of Covenants is filed under Document No. 2005-0120232.

Declarant Rights Amendment is filed under Document No. 20060120000084520.

Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2006-0120000084520.

Declaration of Annexation and Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions is filed under Document No. 2007-0910001259860.

Eight Amendment to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20090720000909020.

Ninth Amended to Declaration of Covenants, Conditions and Restrictions are filed under Document No. 20120710000832090.

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

Articles of Incorporation were filed under Document No. 800096445.

Collection Policy is filed under Document No. 20111214001347800.

Alternative Payment Schedule Guidelines for Certain Assessments is filed under Document No. 20111214001347810.

Policy for Dedicatory Instruments is filed under 20111214001347820.

Certificate for Recordation pertaining to Resolution is filed under Document No. 20140331000297780.

Amendment to the Bylaws is filed under Document No. 20140324000271160.

Certificate for Recordation pertaining to the below is filed under Document: 20150427000471530.

- Guidelines for Display of Certain Religious Items
- Guidelines for Display of Flags
- Guidelines for Rainwater Recovery Systems
- Guidelines for Solar Energy Devices

Architectural Guidelines is filed under Document No. 20140331000297780.

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
- Acquisition Assessment - \$200 (at each closing)
- Initial Sale Assessment (Start Up Assessment) - \$200.00 (Declarant/Builder to Homeowner)

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 25th day of October, 2021.

Estates at Creekside Owners Association, Inc.

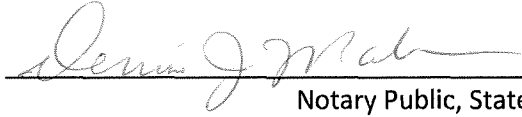
By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

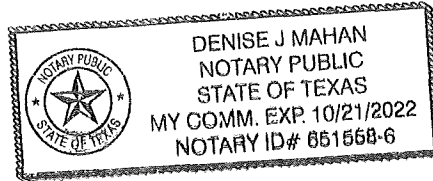
This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Estates at Creekside Owners Association, Inc., on behalf of said association.



Notary Public, State of Texas

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



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/28/2021 12:44:35 PM
\$38.00 JMORRISON
20211028002203370

