

Denton County
Juli Luke
County Clerk

Instrument Number: 158611

ERecordings-RP

MISCELLANEOUS

Recorded On: August 31, 2021 09:58 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 158611
Receipt Number: 20210831000231
Recorded Date/Time: August 31, 2021 09:58 AM
User: Weslie A
Station: Station 15

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

MANAGEMENT CERTIFICATE

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.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Beechwood Creeks Residential Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Beechwood Creeks has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Beechwood Creeks filed of record on or about June 5, 2003 (the "Declaration") and recorded at Volume 5347, Page 02014 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Beechwood Creeks.

WHEREAS, the Association was duly formed on July 21, 2003, as Beechwood Creeks Residential Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Beechwood Creeks.
2. Name of the Association. The name of the Association is the Beechwood Creeks Residential Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about June 5, 2003 (the "Declaration") recorded at Volume 5347, Page 02014 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about March 2, 2007 at Instrument #2007-25358

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management

4760 Preston Rd., Suite 244-PMB 238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is www.beechwoodcreeks.com.

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Beechwood Creeks Residential Homeowners
Association, Inc., a Texas non-profit corporation

By:

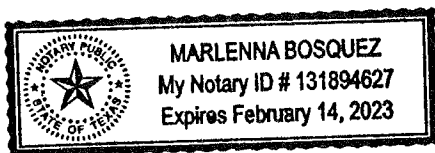


Authorized Representative for
Beechwood Creeks Residential Homeowners
Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 30th day of August, 2021 by Todd G. Schwend, Authorized Representative for Beechwood Creeks Residential Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature