

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
GENTLE CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Gentle Creek Estates Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Gentle Creek Estates
2. Name of Association: The name of the Association is Gentle Creek Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Phases One and Two of Gentle Creek Estates, additions to the Town of Prosper according to the final plat thereof approved on October 14, 1997 and recorded in Cabinet K, Pages 474 and 475 of the Map Records of Collin County, Texas, as revised, in part, but a replat filed on October 6, 2000 in Cabinet M, Page 24 of the Map Records of Collin County, Texas
 - b. Phase Three of Gentle Creek Estates, additions to the Town of Prosper, Collin County, Texas according to the plat thereof approved on August 14, 2001 and filed of record on August 28, 2001 in Cabinet N, Page 244 of the Map Records of Collin County, Texas;
 - c. Phase Four of Gentle Creek Estates, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof approved on August 19, 2003 and filed of record on May 4, 2004 in Cabinet P, Page 630 of the Map Records of Collin County, Texas;
 - d. Phase Five of Gentle Creek Estates, according to the plat thereof approved by the Town of Prosper on February 14, 2006 and filed of record in Collin County, Texas on February 17, 2006 under instrument No. 2006-0217010000620;
 - e. Phase Six of Gentle Creek Estates, 25.120 acre tract or parcel according to the recorded plat thereof approved by the Town of Prosper and filed of record on March 21, 2006 in Collin County Deed Records under document no. 20060321010001090;
 - f. Phase Seven of Gentle Creek Estates, 38.209 acre tract or parcel according to the recorded amended plat thereof approved by the Town of Prosper and filed of record on September 5, 2006 in the Collin County Deed Records under document no. 20060905010003760

- g. Phase Eight of Gentle Creek Estates, 40.996 acre tract or parcel according to the recorded amended plat thereof approved by the Town of Prosper and filed of record on March 28, 2014 in the Collin County deed Records under document no. 20140328010001010.

4. Recording Data for the Declaration*:

- a. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates recorded as Instrument No. 2001-0124076 in the Real Property Records of Collin County, Texas
- b. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates effective June 1, 2004, recorded as Instrument No. 20040707000996570
- c. Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Gentle Creek Estates effective February 21, 2006, recorded as Instrument No. 2006-031700035640 in the Real Property Records of Collin County, Texas on March 17, 2006
- d. Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 4, 2014 recorded as Instrument No. 20140415000362020 in the Real Property Records of Collin County, Texas on April 15, 2014;

5. Name and mailing address of the Association: The name and mailing address of the Association is Gentle Creek Estates Homeowners Association, Inc. c/o SBB Management Company, LLC, 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is SBB Management Company, LLC Address: 12801 N. Central Expressway, Suite 1401, Dallas, Texas 75243. Phone Number: 972-960-2800 EXT. 3363 Email Address: v.burch@sbbmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sbbmanagement.com
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$275.00
Resale Certificate Update	\$75.00
Administrative Fee	\$275.00
1 Business Day Rush Fee to Expedite a Resale	\$300.00
3 Business Day Rush Fee to Expedite a Resale	\$200.00
5 Business Day Rush Fee to Expedite a Resale	\$100.00
Statement of Account	\$150.00
Compliance Inspection Fee	\$125.00

*Resale Certificates may be requested by SBB Management Company, LLC at 972-960-2800.

ACKNOWLEDGEMENT

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

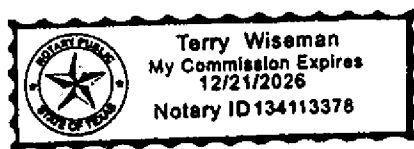
SBB MANAGEMENT COMPANY, LLC

By: *Vanessa Burch*
Printed: Vanessa BURCH
Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this 10th day of July, 2023, personally appeared Vanessa Burch, Managing Agent for the Association of Gentle Creek Estates Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Terry Wiseman
Notary Public in and for the State of Texas

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000077088

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 10, 2023 02:47 PM

Number of Pages: 4

" 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: 2023000077088

Receipt Number: 20230710000164

Recorded Date/Time: July 10, 2023 02:47 PM

User: Kristen M

Station: Workstation cck036

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