

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 2252

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 08, 2024 02:43 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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\*\*\*\*\* 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: 2252  
Receipt Number: 20240108000528  
Recorded Date/Time: January 08, 2024 02:43 PM  
User: Joy R  
Station: Station 19

**Record and Return To:**

Corporation Service Company



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

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
SHADDOCK CREEK ESTATES PHASES 1 THROUGH 4 HOMEOWNERS  
ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF DENTON                   §

The undersigned, being the Managing Agent of Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc.:

1. Name of Subdivision: Shaddock Creek Estates.
2. Name of Association: Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Shaddock Creek Estates Phases 1 through 4 Homeowners Association, Inc., is an addition to the city of Frisco in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:
    - Plat 1: 2005-85432, Cabinet W, Pages 407 through 409.
    - Plat 2: 2006-283, Cabinet W, Pages 732-733.
    - Plat 3: 2005-110357, Cabinet W ,Pages 542 through 544.
    - Plat 4: 2005-118187, Cabinet W, Pages 581 through 583.
    - Plat 5: Cabinet W, Page 765.
    - Plat 6: Cabinet W, Page 767.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., recorded under Document 2005-122679 on October 3, 2005, supplemented under Document 2005-146055 recorded on November 23, 2005, amended and restated as Document 2006-33054 recorded on March 22, 2006, further amended as Document 2006-138969 recorded on November 13, 2006, all in the Real Property Records, Denton County Texas.
  - b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., recorded on November 5, 2010, under Document 2010-111146 in the Real Property Records, Denton County Texas.

- c) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., recorded on November 9, 2007, under Document 2007-132424 in the Real Property Records, Denton County Texas.
  - d) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., recorded on November 22, 2010, under Document 2010-117178 in the Real Property Records, Denton County Texas.
5. Name and Mailing Address of the Association is: Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
  6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
  7. Telephone Number to Contact the Association is: 214-871-9700.
  8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
  9. The Association's website may be found at:  
<https://ShaddockCreekEstates.connectresident.com>
  10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
HOA Transfer Fee	\$100.00

Executed on this the 8 day of January 2024.

SHADDOCK CREEK ESTATES PHASES 1  
THROUGH 4 HOMEOWNERS ASSOCIATION,  
INC.

By:   
Patrick Drosch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of January 2024 personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Agent of Shaddock Creek Estates Phases 1 Through 4 Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

  
Notary Public in and for the State of Texas

