

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 101918

ERecordings-RP

MISCELLANEOUS

Recorded On: July 12, 2022 12:03 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$42.00

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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: 101918  
Receipt Number: 20220712000364  
Recorded Date/Time: July 12, 2022 12:03 PM  
User: Kraig T  
Station: Station 25

**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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
EAGLE CREEK RESIDENTIAL COMMUNITY, INC.**

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Eagle Creek Residential Community, Inc., recorded as Document No. 2021-210750, in the Official Public Records of Denton County, Texas.

The undersigned, being an officer of Eagle Creek Residential Community, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Eagle Creek.
2. The name of the Association: Eagle Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Eagle Creek, recorded as Document No. 2021-203083, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Eagle Creek Residential Community, Inc., c/o Neighborhood Management Inc. ("**NMI**"), 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Eagle Creek Residential Community, Inc. c/o NMI
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a>

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Community Enhancement Fee - 0.0025% of the sales price

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 11 day of July, 2022

**EAGLE CREEK RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: \_\_\_\_\_

Printed Name: Chelsea Faxon-Reeves

Title: President

STATE OF TEXAS

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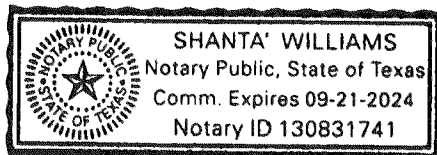
COUNTY OF Tarrant

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This instrument was acknowledged before me on the 11<sup>th</sup> day of July, 2022 by Chelsea Faxon-Reeves, the President of EAGLE CREEK RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: [rburton@winstead.com](mailto:rburton@winstead.com)

## ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Eagle Creek, recorded as Document No. 2021-203083, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Eagle Creek Community Manual, recorded as Document No. 2021-208185, in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Eagle Creek Adoption of Working Capital Assessment, recorded as Document No. 2021-203590, in the Official Public Records of Denton County, Texas.
4. Notice of Plat Recordation for Eagle Creek [Phases 1A, 1B and 2A], recorded as Document No. 2021-203591, in the Official Public Records of Denton County, Texas.
5. Eagle Creek Design Guidelines, recorded as Document No. 2021-203589, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
6. Eagle Creek Community Enhancement Covenant, recorded as Document No. 2021-203588, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.

ATTACHMENT 1

EAGLE CREEK RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE