




RED RIVER COUNTY Chassidy Chandler 200 N. Walnut Street Clarksville, TX 75426 Phone: (903)427-2401	DOCUMENT #: 2024-00640 RECORDED DATE: 04/15/2024 01:40:39 PM 	
OFFICIAL RECORDING COVER PAGE		
Document Type: AMENDMENT Transaction Reference: Document Reference:	Transaction #: 319222 - 1 Doc(s) Document Page Count: 2 Operator Id: MDias	
RETURN TO: () DEBBIE CLECKLEY 2638 PRINCEWOOD GARLAND, TX 75040	SUBMITTED BY: SHAWNEE CREEK LAND OWNERS ASSOCIATION 2638 PRINCEWOOD GARLAND, TX 75040	
<p>DOCUMENT # : 2024-00640 RECORDED DATE: 04/15/2024 01:40:39 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Red River County.</p> <div style="display: flex; align-items: center;">  <div>  Chassidy Chandler Red River County Clerk </div> </div>		

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Amended (2024)
MANAGEMENT CERTIFICATE
SHAWNEE CREEK LANDOWNERS ASSOCIATION

The undersigned, being an Officer of Shawnee Creek Landowners Association ("the SCLOA"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision development is: Shawnee Creek Ranch Subdivision (the "Subdivision Development")
2. The name of the Association is: Shawnee Creek Landowners Association (the "Association")
3. The recording data for the Subdivision Development is as follows:
 - Shawnee Creek Ranch Phase 1 Section A, a subdivision of record in Red River County, Texas, according to the map and plat thereof, recorded in volume 443, page 85 of Real Property Records of Red River County, Texas.
 - Shawnee Creek Ranch Phase 1 Section B, a subdivision of record in Red River County, Texas, according to the map and plat thereof, recorded in volume 474, page 198 of Real Property Records of Red River County, Texas.
 - Shawnee Creek Ranch Phase 1, Section C, a subdivision of record in Red River County, Texas, according to the map and plat thereof, recorded at volume 476, page 674 of Real Property Records of Red River County, Texas
 - Shawnee Creek Ranch Phase 2, section A, a subdivision of record in Red River County, Texas, according to the map and plat thereof, recorded at volume 486, page 133 of Real Property Records of Red River County, Texas.
4. The recording data for the declaration applicable to the subdivision Development is as follows:
 - Declaration of Protective Covenants for Shawnee Creek Ranch Subdivision, recorded at Volume 744, Page 376, of the Real Property Records of Red River County, Texas
5. The recording data for the policies applicable to the Subdivision are as follows:
 - Payment Plan Guidelines Policy and Application of Payments Schedule, recorded in Red River County, document #2021-02536, recorded 11/04/2021

- Records Production and Copying Policy, recorded in Red River County, document #2022-01676, recorded 08/02/2022.

6. The name and mailing address of the Association:

Shawnee Creek Landowners Association
P.O. Box 35
Avery, Texas 75554

7. The contact information for the Association:

The Registered Agent with the State of Texas for the Association is Debbie Cleckley, who is also the volunteer Secretary on the Board of Directors.
She may be reached by email at: Shawneecreekassociation@gmail.com

All members of the Board of Directors are volunteer landowners.

8. The Website for the Association is: www.shawneecreekassociation.com

9. The Association does not charge a fee to transfer property in the Subdivision Development.

10. A ReSale Certificate is available upon request. The fee for a ReSale Certificate is \$200.00 (per 207.003 (c)). This Management Certificate is effective as of the 2nd day of April, 2024.

SHAWNEE CREEK LANDOWNERS ASSOCIATION

Debbie Cleckley

BY: Debbie Cleckley,
Registered Agent

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 3 day of APRIL, 2024 by Debbie Cleckley, Registered Agent, Shawnee Creek Landowners Association.

Blake Aldredge Wright

NOTARY PUBLIC, STATE OF TEXAS

