

**MANAGEMENT CERTIFICATE
GATHERINGS AT TWIN CREEKS CONDOMINIUM ASSOCIATION**

The undersigned, being an Officer of Gatherings at Twin Creeks Condominium Association (the "Association"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the condominium regime is Gatherings at Twin Creeks Condominium (the "Condominium").

2. The name of the Association is Gatherings at Twin Creeks Condominium Association (the "Association").

3. The location of the condominium is 651 N Watters Rd. #7104, Allen, Texas 75013.

4. The recording data for the Condominium is as follows:

Gatherings at Twin Creeks Condominiums, a condominium regime in Collin County, Texas, according to the Map or Plat thereof recorded as Volume 2018, Page 591 of the Official Public Records of Collin County, Texas.

5. The recording data for the declaration applicable to the Condominium, and all amendments thereto, is as follows:

Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20180802000970150 of the Official Public Records of Collin County, Texas.

Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20200827001423940 of the Official Public Records of Collin County, Texas.

First Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20200914001549250 of the Official Public Records of Collin County, Texas.

Second Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20210105000016920 of the Official Public Records of Collin County, Texas.

Third Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20210125000145890 of the Official Public Records of Collin County, Texas.

Fifth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20210528001091470 of the Official Public Records of Collin County, Texas.

Fourth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20210608001160180 of the Official Public Records of Collin County, Texas.

Sixth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20210816001645000 of the Official Public Records of Collin County, Texas.

Seventh Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 20211228002597810 of the Official Public Records of Collin County, Texas.

Eighth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2022000166976 of the Official Public Records of Collin County, Texas.

Ninth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2023000024105 of the Official Public Records of Collin County, Texas.

Tenth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2023000077916 of the Official Public Records of Collin County, Texas.

Eleventh Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2023000131744 of the Official Public Records of Collin County, Texas.

Twelfth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2023000139856 of the Official Public Records of Collin County, Texas.

Non-Material Correction Instrument – Twelfth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2023000144327 of the Official Public Records of Collin County, Texas.

Thirteenth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2024000008108 of the Official Public Records of Collin County, Texas.

Non-Material Correction Instrument – Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2024000008110 of the Official Public Records of Collin County, Texas.

Non-Material Correction Instrument – Eleventh Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2024000081349 of the Official Public Records of Collin County, Texas.

Fourteenth Amendment to Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2024000084226 of the Official Public Records of Collin County, Texas.

Non-Material Correction Instrument – Amended and Restated Declaration of Condominium Regime for Gatherings at Twin Creeks Condominium, recorded at 2024000115076 of the Official Public Records of Collin County, Texas.

6. The name and mailing address of the Association is:

Gatherings at Twin Creeks Condominium Association
c/o Somerset Association Management
651 N Watters Rd. #7104
Allen, Texas 75013

7. The name, mailing address, telephone number, and email address of the management company for the Association is:

Somerset Association Management
1300 E Lookout Dr., Suite 130
Richardson, TX 75082
Tel: (214) 239-4530
Email: rcarmichael@somersetassociations.com

8. The website address at which the Association's dedicatory instruments are available is <https://thegatc.org/>.

9. The following described fees are charged by the Association in relation to a property transfer in the Condominium:

Transfer Fee	\$220.00
Reserve Contribution	4x the monthly assessment
Resale Certificate	\$370.00
Lender Questionnaire	\$175.00
New Account Set Up Fee	\$65.00
Completion of Custom Lender Questionnaire (add on)	\$150.00

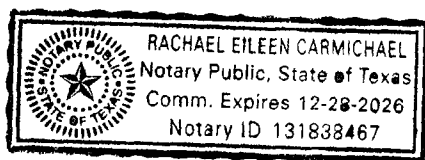
This Management Certificate is effective as of the 4 day of September, 2025.

GATHERINGS AT TWIN CREEKS CONDOMINIUM
ASSOCIATION
a Texas nonprofit corporation

Signed by:
Patrick Robinson
By: 075CEA23A2784CE
Name: Patrick Robinson
Title: Board President

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on 4 day of September, 2025, by Patrick Robinson Board President for Gatherings at Twin Creeks Condominium Association, a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Adam Pugh
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
GATHERINGS AT TWIN CREEKS CONDOMINIUM ASSOCIATION

Certificate Of Completion

Envelope Id: 21B2637B-7311-4A42-84B4-91C6B4A4BE6A
 Subject: Complete with Docusign: 2025-09-03 Management Certificate - 003631-000001.pdf
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 4
 AutoNav: Enabled
 Envelope Stamping: Enabled
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Envelope Originator:
 Rachael Carmichael
 5401 N. Central Expressway, Suite 220
 Dallas, TX 75205
 RCarmichael@somersetassociations.com
 IP Address: 2600:1702:528d:

Record Tracking

Status: Original
 9/4/2025 10:08:41 AM

Holder: Rachael Carmichael
 RCarmichael@somersetassociations.com

Location: DocuSign

Signer Events

Patrick Robinson
 jprobinson@outlook.com
 Board President
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 D75CEA2342784CE...

Signature Adoption: Pre-selected Style
 Using IP Address: 107.122.81.6
 Signed using mobile

Timestamp

Sent: 9/4/2025 10:09:25 AM
 Viewed: 9/4/2025 10:16:11 AM
 Signed: 9/4/2025 10:17:24 AM

Electronic Record and Signature Disclosure:
 Accepted: 9/4/2025 10:16:11 AM
 ID: 22bacef4-859c-44b6-894f-38ba89b7aa01

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
 Certified Delivered
 Signing Complete
 Completed

Hashed/Encrypted
 Security Checked
 Security Checked
 Security Checked

9/4/2025 10:09:25 AM
 9/4/2025 10:16:11 AM
 9/4/2025 10:17:24 AM
 9/4/2025 10:17:24 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000114758

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 09, 2025 09:08 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000114758
Receipt Number: 20250908000729
Recorded Date/Time: September 09, 2025 09:08 AM
User: Kim D
Station: Workstation cck024

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

