PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

CLEARCREEK COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: ClearCreek

2. Subdivision Location: ClearCreek

3. Name of Homeowners Association: Clearcreek Community Association, Inc.

4. Recording Data for Association:

   Plat information is recorded under Exhibit A of the DCCR's, Document No. 20180156286

5. Recording Data for Declaration and any amendments:

   Declaration of Covenants, Conditions, and Restrictions is recorded under Document No. 20180156286

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

   Community Manuel is recorded under Document No. 2018015743
   Adoption of Working Capital Assessment Is recorded under Document No. 20180157437

7. Mailing Address and Contact Information for the Association and the Managing Agent:

   JellyBird HOA Management
   17319 San Pedro Ave, Suite 300
   San Antonio, TX 78232
   contact@JellyBirdHOA.com
   210-640-3911
   https://jellybirdhoa.com/app/

8. Fee(s) related to Property Transfer:

   - Administrative Transfer Fee - $200.00
   - Resale Package = $375.00
     - Rush for Resale Package:
       - 1 business day = $120.00 / 3 business days = $95.00
     - Add a Rush to an existing order = $75.00 + Cost of a Rush

- Update for Resale Package:
  - 1-14 days = $15.00 / 15-180 days = $50.00

- Statement of Account only = $120.00
  - Rush for Statement of Account only:
    - 1 business day = $110.00 / 3 business day = $85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = $50.00 / 46-90 days = $50.00

- Working Capital Fee = $250.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 30 **day of** January**, 2023.**

Clearcreek Community Association, Inc.

By: Shelby Welch

Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 30th January, 2023 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Clearcreek Community Association, Inc., on behalf of said association.

Denise J. Mahan

Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232

NOTARY PUBLIC STATE OF TEXAS
DENISE J. MAHAN
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 6515586

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/30/2023 11:27 AM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk