

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
**CREEK WOOD HOMEOWNERS 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 Medina §

1. Name of Subdivision: Creek Wood
2. Subdivision Location: Medina
3. Name of Homeowners Association: Creek Wood Homeowners Association, Inc.
4. Recording Data for Association:  
  
Plat Unit 1 recorded under Vol. 6 Pg 15-16  
Plat Unit 2 recorded under Vol. 7 Pg 132-133
5. Recording Data for Declaration and any amendments:  
  
DCCR's Unit 1 recorded under Vol. 335 Pg 529  
DCCR's Unit 2 recorded under Vol. 75 Pg 155
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:  
  
JellyBird HOA Management  
17319 San Pedro Ave, Suite #320  
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 (For Builders sells only) = \$120.00
  - Rush for Statement of Account (For Builder sells only):
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account (For Builder sells only):
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

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 15<sup>th</sup> day of April, 2025.

Creek Wood Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of JellyBird HOA Management), Managing Agent

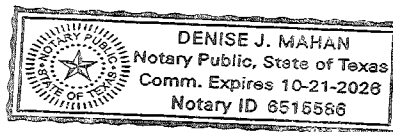
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 15<sup>th</sup> day of April, 2025 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Creek Wood Homeowners 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, #320  
San Antonio, TX 78232



**Medina County  
Gina Champion  
Medina County  
Clerk**

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**Instrument Number:** 2025003468

eRecording - Real Property

CERTIFICATE

Recorded On: April 17, 2025 08:16 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

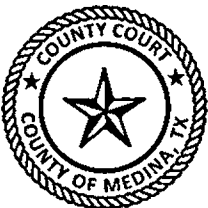
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025003468  
Receipt Number: 20250416000044  
Recorded Date/Time: April 17, 2025 08:16 AM  
User: Vanessa W  
Station: ccscan3.medinacounty.local

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT



**STATE OF TEXAS  
MEDINA COUNTY**

**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 Medina County, Texas.**

Gina Champion  
Medina County Clerk  
Medina County, TX

