

**Denton County
Juli Luke
County Clerk**

Instrument Number: 141537

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 31, 2024 01:06 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 141537
Receipt Number: 20241231000355
Recorded Date/Time: December 31, 2024 01:06 PM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



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

**MANAGEMENT CERTIFICATE
FOR
AUSTIN WATERS EAST**

STATE OF TEXAS
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Creekside at Austin Waters Homeowners Association.

1. The name of the subdivision is Austin Waters East.
2. The name of the association is Creekside at Austin Waters Homeowners Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Austin Waters East Phase I
Austin Waters East Phase II

Final Plat filed as Document # 2015-139 on 04/16/2015.
Final Plat filed as Document # 2016-235 on 06/10/2016.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Creekside at Austin Waters Homeowners Association, Recorded in the Property Records of Denton County, Texas as Document # 2015-122608 on 10/22/2015.

Supplemental Declaration of Annexation of Declaration of Covenants, Conditions and Restrictions for Creekside at Austin Waters Homeowners Association, Recorded in the Property Records of Denton County, Texas as Document # 2017-97858 on 08/10/2017.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Creekside at Austin Waters Homeowners Association, Recorded in the Property Records of Denton County, Texas as Document # 2021-26815

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Creekside at Austin Waters Homeowners Association, Recorded in the Property Records of Denton County, Texas as Document # 2021-201818 on 11/02/2021.

5. Creekside at Austin Waters Homeowners Association., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee \$250
 - Foreclosure Transfer Fee: \$300
 - Working Capital- \$1000

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

CREEKSIDE AT AUSTIN WATERS HOMEOWNERS ASSOCIATION.

By: CMA, its Manager

By: Karen Bradley

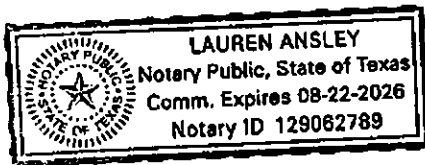
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 30th day of December, 2024, by Karen Bradley of CMA, Manager for Creekside at Austin Waters Homeowners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093