

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
WILLOW RIDGE AT PROSPER HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 3, 2025, by Willow Ridge at Prosper Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Jobe Properties, Ltd., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions, and Restrictions for Willow Ridge at Prosper Homeowners Association, Inc., dated February 4, 2013 (the "Declaration") recorded as Document Number 20010424000443190 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Willow Ridge at Prosper Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20010424000443190 in the Official Public Records of Collin County, Texas.

The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address. The current mailing address for the Association is Willow Ridge at Prosper Homeowners Association, Inc., c/o Insight Association Management 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.willowridgeprosper.nabnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Willow Ridge at Prosper Homeowners Association,
Inc. a Texas non-profit corporation.

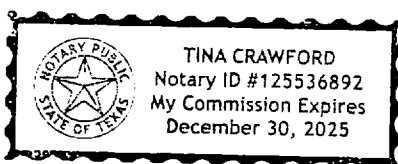
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 3rd day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Willow Ridge at Prosper Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Willow Ridge at Prosper recorded in the Map or Plat Records of Collin County

- Willow Ridge #1
Filed in Collin County, Texas
Document No. M-624-25
- Willow Ridge #1 (replat)
Filed in Collin County, Texas
Document No. 2006-596
- Willow Ridge # 2
Filed in Collin County, Texas
Document No. P-598-99
- Willow Ridge #3
Filed in Collin County, Texas
Document No. Q-618-19
- Willow Ridge #3
Filed in Collin County, Texas
Document No. 2008-292
- Willow Ridge #4A
Filed in Collin County, Texas
Document No. 2009-124
- Willow Ridge #4A
Filed in Collin County, Texas
Document No. 2011-299
- Willow Ridge #4A
Filed in Collin County, Texas
Document No. 2012-261
- Willow Ridge #4B
Filed in Collin County, Texas
Document No. 2013-24

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Willow Ridge at Prosper Homeowners Association, Inc.
recorded with Collin County

- a. Declaration recorded under Document No. 20010424000443190, Official Public Record of Collin County, Texas
- b. Amended and Restated Declaration recorded under Document No. 20010817001024380, Official Public Record of Collin County, Texas
- c. Amended and Restated Declaration recorded under Document No. 20040316000362920, Official Public Record of Collin County, Texas
- d. Amended and Restated Declaration recorded under Document No. 20041214001780570, Official Public Record of Collin County, Texas
- e. Amended Declaration recorded under Document No. 20090923001181180, Official Public Record of Collin County, Texas
- f. Amended and Restated Declaration recorded under Document No. 20130204000151750, Official Public Record of Collin County, Texas
- g. 1st Amendment to the Amended Declaration recorded under Document No. 20150409000396080, Official Public Record of Collin County, Texas
- h. Certificate of Formation/Bylaws recorded under Document No. 20141121001276200, Official Public Records of Collin County, Texas
- i. Amendment to Bylaws recorded under Document No. 20150409000396500, Official Public Record of Collin County, Texas
- j. Architectural Guidelines recorded under Document No. 2015012001289820, Official Public Records of Collin County, Texas
- k. Articles of Incorporation recorded under Document No. 20141121001276200, Official Public Records of Collin County, Texas
- l. Architectural Guidelines recorded under Document No. 20171219001670860, Official Public Record of Collin County, Texas

- m. Architectural Guidelines recorded under Document No. 20170214000200470, Official Public Records of Collin County, Texas

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. HOA Transfer Fee.....\$150.00

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

Instrument Number: 2025000158217

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 08, 2025 04:04 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** 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: 2025000158217
Receipt Number: 20251208000812
Recorded Date/Time: December 08, 2025 04:04 PM
User: Jennifer S
Station: cck083

Record and Return To:

CSC



**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