

**MANAGEMENT CERTIFICATE
FOR
WOODLAND BRIDGE VILLAGE**

STATE OF TEXAS
COUNTY OF COLLIN

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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 Woodland Bridge Village Homeowners Association, Inc.

1. The name of the subdivision is Woodland Bridge Village, which includes the following additional subdivisions: Woodland Bridge.
2. The name of the association is Woodland Bridge Village Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Woodland Bridge

Final Plat filed in Cabinet K, Pages 740 & 741 on 11/24/1998.

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

Instrument and Recording Data

Village Declaration of Covenants, Conditions and Restrictions for Woodland Bridge Village, Recorded as Document # 98-0131706 of the Real Property Records of Collin County, Texas on 11/24/1998.

First Amendment to Village Declaration of Covenants, Conditions and Restrictions for Woodland Bridge Village, Recorded as Document #19990727000936250 in Volume 4466, Page 1710 in the Real Property Records of Collin County, Texas on 7/27/1999.

5. Woodland Bridge Village Homeowners Association, Inc., 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@cmanmanagement.com and the association's website is www.cmanmanagement.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
 - This is a sub association of Stonebridge Ranch Community Association, Inc. A 2nd Resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

WOODLAND BRIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.

By: CMA, its managing agent

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

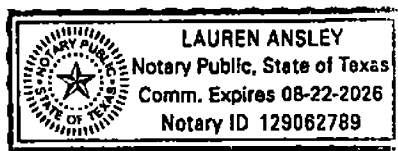
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024 by Karyn Bradley of CMA, managing agent for Woodland Bridge Village 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

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

Instrument Number: 2024000160731

eRecording - Real Property

CERTIFICATE

Recorded On: December 27, 2024 03:08 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000160731
Receipt Number: 20241227000356
Recorded Date/Time: December 27, 2024 03:08 PM
User: Keri O
Station: Station 1

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