

**MANAGEMENT CERTIFICATE
OF
WANDERING CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of the Wandering Creek Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Wandering Creek.
2. The name of the Association: Wandering Creek Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Wandering Creek recorded under Document No. 2024000111880, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Wandering Creek Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Mandy Lindsey, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Neighborhood Management, Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Attn: Mandy Lindsey
Telephone Number: 972-359-1548
Email Address: msutherland@nmitx.com

7. Website to access the Association's dedicatory instruments:
www.neighborhoodmanagement.com.
8. Amount and description of fees related to property transfer in the subdivision:
 - Working Capital Assessment: \$600.00.
 - HOA Transfer Fee is \$250.00.
 - Resale Certificate Fee: \$ 250.00.
 - Common Area Reserve Assessment: \$600.00

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

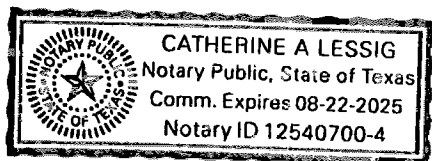
WANDERING CREEK RESIDENTIAL COMMUNITY,
INC.,
a Texas non-profit corporation

By: [Signature]
Name: Grant Devlin
Title: Director

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on 4th day of Sept, 2024 by Grant Devlin the Director of Wandering Creek Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wandering Creek recorded under Document No. 2024000111880, Official Public Records of Collin County, Texas.
2. Wandering Creek Community Manual, recorded under Document No. 2024000111915, Official Public Records of Collin County, Texas.

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

Instrument Number: 2024000112129

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 12, 2024 11:31 AM

Number of Pages: 4

" 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: 2024000112129
Receipt Number: 20240912000009
Recorded Date/Time: September 12, 2024 11:31 AM
User: Jennifer W
Station: CCK107

Record and Return To:

Simplifile



**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