

SECOND AMENDED AND RESTATED 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:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WANDERING CREEK RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2024000112129, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF WANDERING CREEK RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2024000138597, IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR WANDERING CREEK RESIDENTIAL COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

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 I 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](mailto:msutherland@nmitx.com)

7. Website to access the Association's dedicatory instruments:  
[www.neighborhoodmanagement.com](http://www.neighborhoodmanagement.com).
8. Amount and description of fees related to property transfer in the subdivision:

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
WANDERING CREEK RESIDENTIAL COMMUNITY, INC.

- Working Capital Assessment: \$600.00.
- HOA Transfer Fee is \$250.00.
- Resale Certificate Fee: \$ 375.00.
- 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: 

Name: Grant Devlin

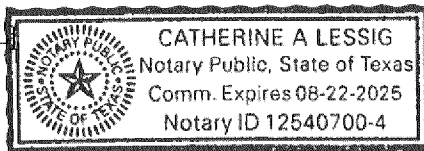
Title: Board President

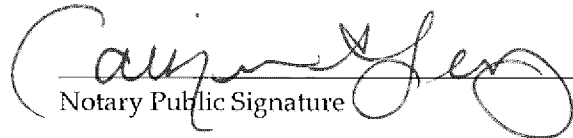
THE STATE OF TEXAS §

COUNTY OF Tarrant §

This instrument was acknowledged before me on 25<sup>th</sup> day of April, 2025 by Grant Devlin the Board President of Wandering Creek Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



  
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](mailto: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.
  - a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Wandering Creek recorded under Document No. 2025000051935, Official Public Records of Collin County, Texas.
2. Wandering Creek Community Manual, recorded under Document No. 2024000111915, Official Public Records of Collin County, Texas.
3. Wandering Creek Collateral Assignment of Declarant's and Developer's Rights recorded under Document No. 2024000111993, Official Public Records of Collin County, Texas.
4. Wandering Creek Notice of Plat Recordation, Phase 1, recorded as Document No. 2025000048951, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2025000052340

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: April 29, 2025 04:12 PM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2025000052340  
Receipt Number: 20250429000727  
Recorded Date/Time: April 29, 2025 04:12 PM  
User: Michelle K  
Station: cck051

**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

