

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0037214

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 10/03/2022 at 08:15 AM</p> <p>Document Number: <u>2022-0037214</u></p> <p>Receipt No: <u>22-30416</u></p> <p>Amount: \$ <u>30.00</u></p> <p>Vol/Pg: <u>V:7831 P:404</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Beatriz Saucedo, Deputy

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.

Record and Return To:

EXPEDITED REAL ESTATE SERVICES
3526 LAKEVIEW PARKWAY STE B143
ROWLETT, TX 75088



WILDCAT RANCH HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Wildcat Ranch Homeowners Association Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Wildcat Ranch

Name of the Association: Wildcat Ranch Homeowners Association Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Kaufman County, Texas, as follows:

- (a) Plat recorded with Kaufman County for Wildcat Ranch Phase 1A filed for record as Document number 2019-0016241
- (b) Plat recorded with Kaufman Country for Wildcat Ranch Phase 1A amended filed for record as Document number 2020-0015438
- (c) Plat recorded with Kaufman Country for Wildcat Ranch Phase 1B filed for record as Document number 2020-0032832
- (d) Plat recorded with Kaufman Country for Wildcat Ranch Phase 2 filed for record as Document number 2020-0006845
- (e) Plat recorded with Kaufman Country for Wildcat Ranch Phase 2 replat filed for record as Document number 2021-0013067
- (f) Plat recorded with Kaufman Country for Wildcat Ranch Phase 3 filed for record as Document number 2021-0050448

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Kaufman County, Texas, as follows:

- (a) Community Enhancement Covenant filed for record as Document number 2018-0021457
- (b) Adoption of Architectural Review Application & Fee filed for record as Document number 2019-0015920
- (c) First Amendment to Community Enhancement Covenant filed for record as Document number 2020-0038337
- (d) Second Amendment to Community Enhancement Covenant filed for record as Document number 2021-0041648
- (e) Development Area Declaration filed for record as Document number 2019-0006499
- (f) Amendment to the Declaration and Supplemental Declarations of Covenants, Conditions, & Restrictions for Wildcat Ranch HOA filed for record as Document number 2020-0001300
- (g) Second Amendment to Development Area Declaration filed for record as Document number 2021-0041648
- (h) Bylaws filed for record as Document number 2019-0006537
- (i) Fine and Enforcement Policy filed for record as Document number 2019-0006537
- (j) Assessment Collection Policy filed for record as Document number 2019-0006537
- (k) Records Inspection, Copying & Retention Policy filed for record as Document number 2019-0006537
- (l) Statutory Notice of Posting & Recordation of Wildcat Ranch Association Governance Documents filed for record as Document number 2019-0006537
- (m) Email Registration Policy filed for record as Document number 2019-0006537
- (n) Adoption of Working Capital Wildcat Ranch Assessment filed for record as Document number 2019-0006538
- (o) Wildcat Ranch Design Guidelines filed for record as Document number 2019-0006539
- (p) Wildcat Ranch Amended & Restated Design Guidelines filed for record as Document number 2019-0017259
- (q) Notice of Applicability filed for record as Document number 2019-0017258

Name and Mailing Address of the Association

Wildcat Ranch Homeowners Association Inc
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

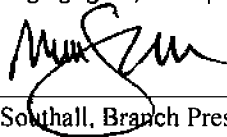
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 27 day of September 2022

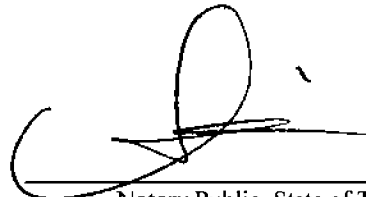
Wildcat Ranch Homeowners Association Inc, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
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COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 27 day of September 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Wildcat Ranch Homeowners Association Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

