

FIRST AMENDMENT TO MANAGEMENT CERTIFICATE FOR
WHISPERING MEADOWS RESIDENTIAL ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION
Town of Prosper, Collin County, Texas

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

WHISPERING MEADOWS RESIDENTIAL ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owner's Association files this first amendment to its management certificate as required by Section 209.004, Texas Property Code. The Original Management Certificate is hereby **replaced and amended** in its entirety as follows:

1. The name of the subdivision is "Whispering Meadows." Whispering Meadows is a subdivision in Prosper, Texas generally located north of First Street, and borders along the west side of Coit Road.
2. The name of the association is "Whispering Meadows Residential Association, Inc." The association is a non-profit corporation organized under the laws of the State of Texas.
3. The mailing address of the association is: P.O. Box 1240, Prosper, TX 75078.
4. The recording data for the subdivision is as follows: Whispering Meadows is legally platted in two phases. The plats and recording information below is all in the Plat Records and/or official public records of Collin County, Texas.
 - A. Phase 1: Instrument 20080429010001650, 04/29/2008, Volume 2008, Page 263;
 - B. Phase 2: Instrument 20130723010002220, 07/23/2013, Volume 2013, Page 339.
5. The recording data for the declaration and all amendments:
 - A. Declaration of Covenants, Conditions and Restrictions for Whispering Meadows, Prosper, Collin County, Texas, recorded on April 22, 2008, in the Official Public Records of Collin County, Texas, under Document No. 20080425000501530.
 - B. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Whispering Meadows, Prosper, Collin County, Texas, recorded on August 18, 2008, in the Official Public Records of Collin County, Texas under Document No. 20081222001439340.

- C. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Whispering Meadows, Prosper, Collin County, Texas, recorded on March 23, 2022, in the Official Public Records of Collin County, Texas under Document No. 20220323000468290.
 - D. The current governing CC&R's is the "Second Amendment" document filed March 23, 2022.
6. The person designated for purposes of Section 209.004 of the Texas Property Code is Susan Rutledge, whose title is "Secretary/Treasurer" for the association. The other information for Mrs. Rutledge is:
- A. 2301 Willow Bend Drive, Prosper, Texas 75078
 - B. 972-757-3787
 - C. whisperingmeadowsra@gmail.com
7. Links to the association's dedicatory instruments are available at <https://whisperingmeadows-prosper.com/>, in the bottom right portion of the landing page
8. The fees related to a property transfer in Whispering Meadows are:
- A. \$350 for a Resale Certificate, and
 - B. \$25 for Recording Fees.
9. Other information the association considers appropriate is:
- A. The organizational documents for Whispering Meadows Residential Association, Inc. are publicly available, for a fee, from the Texas Secretary of State's website: <https://www.sos.state.tx.us/corp/sosda/index.shtml>
 - B. Whispering Meadows Residential Association, Inc. is governed by its current Bylaws, the "First Amendment to Bylaws of Whispering Meadows Residential Association, Inc., a Texas Non-Profit Corporation." A Link to view or download the current Bylaws is available on the neighborhood website: <https://whisperingmeadows-prosper.com/>, in the bottom right corner.
 - C. The current Bylaws were recorded in the Official Public Records of Collin County, Texas on March 23, 2022, as Document No. 20220323000468280.
 - D. In accordance with the current Second Amendment to the Declaration, Whispering Meadows has adopted architectural guidelines. A Link to view or download the document is available at <https://whisperingmeadows-prosper.com/>, in the bottom right portion of the landing page.
 - E. As required by Sections 209.006 and 209.007 of the Texas Property Code, Whispering Meadows has adopted a Covenant Enforcement and Fining Policy, recorded on August 5, 2025 in the Official Public Records of Collin, County, Texas. A Link to view or download the document is available at <https://whisperingmeadows-prosper.com/>, in the bottom right portion of the landing page.
 - F. As required by Sections 209.006 and 209.007 of the Texas Property Code, Whispering Meadows has adopted an Assessment Collection Policy, recorded on August 5, 2025 in the Official Public Records of Collin, County, Texas. A Link to view or download the document

is available at <https://whisperingmeadows-prosper.com/>, in the bottom right portion of the landing page.

- G. As required by Sections 209.006 and 209.007 of the Texas Property Code, Whispering Meadows has adopted an Alternative Payment Plan Policy, recorded on August 5, 2025 in the Official Public Records of Collin, County, Texas. A Link to view or download the document is available at <https://whisperingmeadows-prosper.com/>, in the bottom right portion of the landing page.
- H. Whispering Meadows Residential Association, Inc. is governed and managed by a Board. The Board has also appointed an Architectural Control Committee ("ACC"). Information on the Board and the ACC is available from the Secretary/Treasurer.

CERTIFICATION

I certify that the above information is true and correct to the best of my knowledge as of this date, August 4, 2025.

By: Susan Rutledge

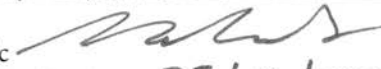
Printed name: Susan Rutledge
Title: Secretary/Treasurer

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

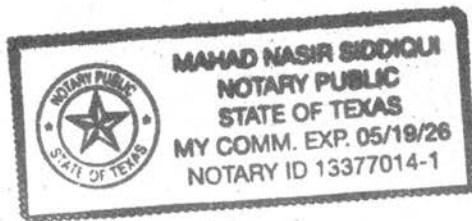
Before me, the undersigned authority, on this day personally appeared SUSAN RUTLEDGE, Secretary of Whispering Meadows Residential Association, Inc., a Texas Non-Profit Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and the capacity therein stated.

Given under my hand and seal of office on this 5 day of August, 2025.

By: MAHAD NASIR SIDDIQUI

Notary Public 

My Commission Expires: 05/19/2026



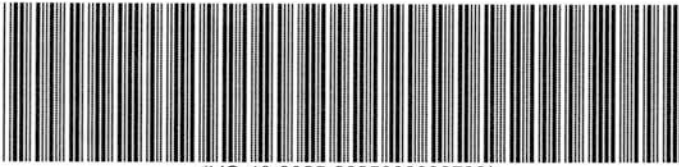
Whispering Meadows Residential Association, Inc. (Prosper, TX) Management Certificate.
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AFTER RECORDING RETURN TO:

Whispering Meadows Residential Association

PO Box 1240

Prosper, TX 75078



VG-48-2025-2025000098739

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000098739

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 05, 2025 02:20 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000098739
Receipt Number: 20250805000549
Recorded Date/Time: August 05, 2025 02:20 PM
User: Sheila P
Station: Station 10

Record and Return To:

WHISPERING MEADOWS RESIDENTIAL ASSOCIATION
PO BOX 1240

PROSPER TX 75078



STATE OF TEXAS
Collin County

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