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## MANAGEMENT CERTIFICATE FOR WINDING CREEK

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Winding Creek Homeowners' Association, Inc.

1. The name of the subdivision is Winding Creek.
2. The name of the association is Winding Creek Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

|                                           |                                                                                      |
|-------------------------------------------|--------------------------------------------------------------------------------------|
| Brookside at Winding Creek Phase I        | Record Plat filed in Cabinet M, Page 109 on 8/4/2000.                                |
| Brookside at Winding Creek Phase I        | Amended Plat (Lot 20, Block B) filed in Cabinet N, Page 80 on 6/11/2001.             |
| The Bluffs of Winding Creek Phase II      | Record Plat filed in Cabinet M, Page 616 on 4/11/2001.                               |
| Winding Creek Phase III<br>(Clifton Park) | Record Plat filed in Cabinet N, Pages 90-92 on 6/14/2001.                            |
| Winding Creek Phase III<br>(Clifton Park) | Amending Plat filed in Cabinet N, Pages 332-334 on 9/24/2001.                        |
| Hillside at Winding Creek Phase VIII      | Record Plat filed in Cabinet O, Pages 337-338 on 1/6/2003.                           |
| Pecan Point                               | Record Plat filed in Volume 2006; Page 450-451 on 7/10/2006.                         |
| Pecan Point                               | Amending Plat filed in Volume 2006; Page 574-575 on 9/7/2006.                        |
| Flagstone Phase I                         | Record Plat filed in Volume 2007, Page 134 on 3/15/2007.                             |
| Spring Lake Phase I A                     | Record Plat filed as Document #20070418010001380 on 4/18/2007.                       |
| Spring Lake Phase I B                     | Record Plat a replat filed as Document #20080326010001140 on 3/26/2008.              |
| Silver Oak Estates                        | Record Plat filed as Document #2012110210002680 on 11/8/2012.                        |
| Silver Oak Estates                        | Amending Plat filed as Document #20130619010001900 on 6/19/2013.                     |
| Flagstone Phase II                        | Record Plat filed as Document #20090713010001720 on 7/13/2009.                       |
| Pecan Point Phase II                      | Record Plat filed as Document #2008116000110 on 1/16/2008.                           |
| Brookside at Winding Creek                | Amending Plat of Lot 1R, 4R, 6R Block B filed in Volume P, Page 692 on June 8, 2004. |

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2000-0059681, in the Real Property Records of Collin County, Texas on 6/6/2000.

First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2002-0011903, in the Real Property Records of Collin County, Texas.

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Brookside, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2000-0091296, in the Real Property Records of Collin County, Texas on 8/23/2000.

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Brookside, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2000-0059682, in the Real Property Records of Collin County, Texas on 6/9/2000.

Supplemental Declaration of Covenants, Conditions and Restrictions for Hillside at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2002-0193314, in the Real Property Records of Collin County, Texas on 12/27/2002.

Supplemental Declaration of Covenants, Conditions and Restrictions for Clifton Park at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2001-0049384, in the Real Property Records of Collin County, Texas on 5/1/2001.

Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Clifton Park at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2001-0090292, in the Real Property Records of Collin County, Texas on 7/25/2001.

First Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2003-0031853, in the Real Property Records of Collin County, Texas on 2/19/2003.

Supplemental Declaration of Covenants, Conditions and Restrictions for The Bluffs at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2001-0039571, in the Real Property Records of Collin County, Texas on 4/11/2001.

Second Amendment to First Amended Master Declaration of Covenants, Conditions and Restrictions for Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2004-0184782, in the Real Property Records of Collin County, Texas in 2004.

Supplemental Declaration of Covenants, Conditions and Restrictions for Hillside at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2004-0178659, in the Real Property Records of Collin County, Texas on 12/14/2004.

Supplemental Declaration of Covenants, Conditions and Restrictions for Pecan Point at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2006-07010000944720, in the Real Property Records of Collin County, Texas on 7/10/2006.

Supplemental Declaration of Covenants, Conditions and Restrictions for Spring Lake Estates at Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed for record as Document No. 2007-0418000524240, in the Real Property Records of Collin County, Texas on 4/18/2007.

Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas filed as Document No. 20070820001156740 on 8/20/2007.

Third Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Winding Creek, a subdivision within Winding Creek, City of McKinney, Collin County, Texas, filed as Document No. 20090508000556730 in the Real Property Records of Collin County, Texas on 5/8/2009.

Supplemental Declaration of Covenants, Conditions and Restrictions for Silver Oak Estates at Winding Creek, filed as Document No. 20101103001201730 on 11/3/2010.

Fourth Amendment to the First Amended Declaration of Covenants, Condition and Restrictions for Winding Creek, a subdivision within Winding Creek, City of McKinney, filed as Document No. 2011121300343790 in the Real Property Records of Collin County, Texas on 12/13/2011.

First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Silver Oak Estates at Winding Creek, filed as Document No. 20120210000153710 in the Real Property Records of Collin County, Texas on 2/10/2012.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Spring Lakes Estates at Winding Creek, filed as Document No. 20120308000271910 in the Real Property Records of Collin County, Texas on 3/8/2012.

Supplemental Declaration of Covenants, Conditions and Restrictions for Pecan Point at Winding Creek Phase II, filed as Document No. 20130716000993030 in the Real Property Records of Collin County, Texas on 7/16/2013.

Fifth Amendment of First Amended Declaration of Covenants, Conditions and Restrictions for Winding Creek, a subdivision within Winding Creek, City of McKinney, filed as Document No. 20131120001561450 in the Real Property Records of Collin County, Texas on 11/20/2013.

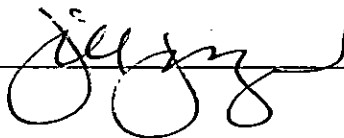
5. Winding Creek Homeowners' Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.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:** \$175
  - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 23 day of August, 2021.

WINDING CREEK HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: \_\_\_\_\_



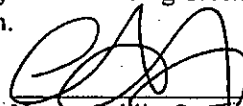
**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

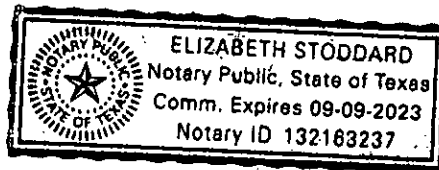
This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2021 by Monique Shivers of CMA, managing agent for Winding Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
08/27/2021 01:27:36 PM  
\$38.00 DKITZMILLER  
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