

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WILDWOOD RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Wildwood Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF WILDWOOD RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 20230000009783, OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND UNDER DOCUMENT NO. 2023-11092, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS.

1. The name of the subdivision: Wildwood.
2. The name of the Association: Wildwood Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Rockwall and Hunt Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wildwood, recorded under Document No. 20230000009738 in the Official Public Records of Rockwall County, Texas, and under Document No. 2023-11049 in the Official Public Records of Hunt 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: Wildwood Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Wildwood Residential Community, Inc. c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 6th day of February, 2024.

WILDWOOD RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Kellie M Smith
Printed Name: Kellie Smith
Title: President

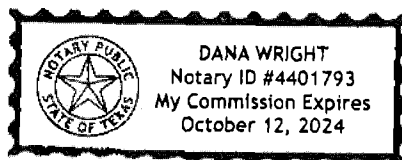
STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on the 7 day of February, 2024, by Kellie Smith, President of Wildwood Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Dana Wright
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wildwood, recorded under Document No. 20230000009738 in the Official Public Records of Rockwall County, Texas, and under Document No. 2023-11049 in the Official Public Records of Hunt County, Texas, as the same may be amended from time to time.
2. Wildwood Community Manual, recorded under Document No. 20230000009762 in the Official Public Records of Rockwall County, Texas, and under Document No. 2023-11082 in the Official Public Records of Hunt County, Texas.
 - (a) Wildwood First Supplement to Community Manual, recorded under Document No. 20240000002184 in the Official Public Records of Rockwall County, Texas, and under Document No. 2024-02279 in the Official Public Records of Hunt County, Texas.
3. Wildwood Adoption of Working Capital Assessment, recorded under Document No. 20230000009757 in the Official Public Records of Rockwall County, Texas, and under Document No. 2023-11081 in the Official Public Records of Hunt County, Texas.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
02/12/2024 12:39:01 PM
Fee: \$37.00
20240000002224

