

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WYNNGATE/MCKINNEY
RESIDENTIAL ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of WYNNGATE/MCKINNEY RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Ashton Dallas Residential L.L.C. as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wynngate, McKinney, Texas on October 22, 2002, under Instrument No. 20021022001533800 of the Official Public Records of Collin County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Wynngate – Phase 1 and Phase 2.
2. **Name and Mailing Address of the Association**. The name of the Association is Wynngate/McKinney Residential Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.
3. **Recording Data for the Subdivision**. The recording data for Wynngate, an addition to the City of McKinney, Collin County, Texas, is recorded as Instrument No. 20030124000148330 (Phase 1) and Instrument No. 20030507000846820 (Phase 2) in the Official Public Records of Collin County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 20021022001533800 along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is patrick.droesch@fsresidential.com.

6. **Website.** The Association's website may be found at <https://WynngateMckinneyResidential.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- c. Updated Certificate: after 30 days of issuance of the original \$75.00.
- d. Transfer Fee: \$340.00.
- e. Welcome Packet Fee: \$26.50.
- f. Refinance Fee: \$150.00.
- g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- h. Lender Questionnaire (optional): \$350.00.
- i. Copy of Governing Documents (optional): \$345.00.


8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:


**WYNNGATE/MCKINNEY
RESIDENTIAL ASSOCIATION, INC.
a Texas non-profit corporation**

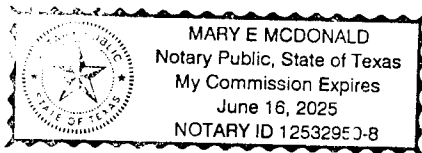
By: FirstService Residential, Inc.
Its: Managing Agent

By: 
Patrick Driesch
Its: President, Dallas/Fort Worth

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12 day of December 2023,
by Patrick Driesch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Wynngate/McKinney Residential Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas



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

Instrument Number: 2024000000713

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 03, 2024 01:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000000713
Receipt Number: 20240103000248
Recorded Date/Time: January 03, 2024 01:38 PM
User: Michelle W
Station: Workstation cck025

Record and Return To:

CSC



**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

