

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
WOODBRIIDGE ASSOCIATION, INC.**

- Phase 19: Document 20150714010002450, recorded July 10, 2015
- Phase 19 (Amending Plat): Document 20150918010003390, recorded Sept. 18, 2015
- Phase 20A: Document 20161027010004390, recorded October 27, 2016
- Phase 20B: Document 20161027010004380, recorded October 27, 2016
- Phase 21A: Document 20190726010003240, recorded Jul 26, 2019
- Phase 21B: Document 20190726010003230, recorded July 26, 2019
- Phase 22A: Document 20210526010001960, recorded May 26, 2021
- Phase 22B: Document 20210827010003140, recorded August 27, 2021
- Phase 22C: Document 20210827010003150, recorded May 5, 2021

b) The plats are also recorded in the Plat Records of Dallas County, Texas as:

- Phase 2A: Document 199900589088, recorded May 25, 1999
- Phase 2B: Document 199900589089, recorded May 25, 1999
- Phase 2C: Document 199900644853, recorded July 2, 1999
- Phase 5A: Document 200101621687, recorded December 3, 2001
- Phase 5B: Document 200101621688, recorded December 3, 2001
- Phase 6: Document 200202023575, recorded October 9, 2002
- Phase 7A: Document 200202017293, recorded on October 4, 2002
- Phase 7B: Document 200202023603, recorded October 9, 2002
- Phase 10A: Document 200600276926, recorded July 31, 2006
- Phase 10B: Document 200600366439, recorded October 3, 2006
- Phase 16: Document 201400141018, recorded June 6, 2014

4. Recording Data for the Declaration:

- a) Declaration of Covenants, Conditions and Restrictions for Woodbridge, recorded on June 22, 1998, as Document 19980622000644120 in the Real Property Records, Collin County Texas.
- b) First Amended and Restated Declaration of the Covenants, Conditions and Restrictions: Document 20011206001566800, recorded December 6, 2001 in the Real Property Records, Collin County Texas.
- c) Supplemental Declaration No. 1 Phase 1A: Document 19990122000085700, recorded December 6, 2001 in the Real Property Records, Collin County Texas.
- d) Supplemental Declaration No. 2 Phase 2A: Document 19990728000944750, recorded July 28, 1999 in the Real Property Records, Collin County Texas.
- e) Supplemental Declaration No. 3 Phase 2B: Document 19990728000944760, recorded on July 28, 1999 in the Real Property Records, Collin County Texas.
- f) Supplemental Declaration No. 4 Phase 2C: Document 19990728000944770, recorded July 28, 1999 in the Real Property Records, Collin County Texas.
- g) Supplemental Declaration No. 6 Phase 3B: Document 20000814000869400, recorded August 14, 2000 in the Real Property Records, Collin County Texas.
- h) Supplemental Declaration No. 8 Phase 4B: Document 20010814001010830, recorded August 14, 2001 in the Real Property Records, Collin County Texas.
- i) Supplemental Declaration No. 11 Phase 7A and 7B: Document 20021010001474170, recorded October 10, 2002 in the Real Property Records, Collin County Texas.


- j) Supplemental Declaration No. 12 Phase 7A and 7B: Document 20021121001729810, recorded November 21, 2002 in the Real Property Records, Collin County Texas.
- k) Supplemental Declaration No. 13 Phase 8: Document 20041122001688910, recorded November 22, 2004 in the Real Property Records, Collin County Texas.
- l) Supplemental Declaration No. 14 Woodbridge North: Document 20041217001799280, recorded December 17, 2004 in the Real Property Records, Collin County Texas.
- m) Supplemental Declaration No. 15 Ranch Road Property: Document 20041216001795030, recorded December 16, 2004 in the Real Property Records, Collin County Texas
- n) Supplemental Declaration No. 16 Phase 9: Document 19990122000085700, recorded May 2, 2005 in the Real Property Records, Collin County Texas.
- o) Corrected: Document 20050824001178160, recorded on August 24, 2005 in the Real Property Records, Collin County Texas.
- p) Supplemental Declaration No. 17 Phase 19: Document 20060324000384980, recorded March 24, 2006 in the Real Property Records, Collin County Texas.
- q) Supplemental Declaration No. 18 Phase 12: Document 20060407000461430, recorded April 7, 2006 in the Real Property Records, Collin County Texas.
- r) Supplemental Declaration No. 19 Phase 14: Document 20071001001348170, recorded October 1, 2007 in the Real Property Records, Collin County Texas. Rerecorded 20071129001597960, recorded November 29th, 2007 in the Real Property Records, Collin County Texas.
- s) Supplemental Declaration No. 20 Phase 13: Document 20080122000078200, recorded January 22, 2008 in the Real Property Records, Collin County Texas.
- t) Supplemental Declaration No. 21 Woodbridge Senior Living Facility Neighborhood: Document 20090224000203820, recorded February 24, 2009 in the Real Property Records, Collin County Texas.
- u) Supplemental Declaration No. 22 Phase 16: Document 20110721000760140, recorded July 21, 2011 in the Real Property Records, Collin County Texas.
- v) Supplemental Declaration No. 23 Phase 17: Document 20110721000760130, recorded July 18, 2011 in the Real Property Records, Collin County Texas.
- w) Supplemental Declaration No. 26 Phase 20A and 20B: Document 20161118001568110, recorded November 18, 2016 in the Real Property Records, Collin County Texas.
- x) Declaration of Covenants, Conditions and Restrictions for Woodbridge, recorded on June 22, 1998, as Document 19980622000644120 in the Real Property Records, Dallas County Texas.
- y) Second Amended and Restated Declaration of the Covenants, Conditions and Restrictions: Document 201700087334, recorded March 27, 2017 in the Real Property Records, Dallas County Texas.
- z) Supplemental Declaration No. 2 Phase 1A: Document 199900676030, recorded July 28, 1999 in the Real Property Records, Dallas County Texas.
- aa) Supplemental Declaration No. 3 Phase 2A: Document 199900676030, recorded July 28, 1999 in the Real Property Records, Dallas County Texas.
- bb) Supplemental Declaration No. 4 Phase 2B: Document 199900676031, recorded on July 28, 1999 in the Real Property Records, Dallas County Texas.
- cc) Supplemental Declaration No. 5 Phase 2C: Document 199900676033, recorded July 28, 1999 in the Real Property Records, Dallas County Texas.

- dd) Supplemental Declaration No. 5 Phase 2D: Document 199900676032, recorded July 28, 1999 in the Real Property Records, Dallas County Texas.
  - ee) Supplemental Declaration No. 7 Phase 3B: Document 200101303422, recorded March 6, 2001 in the Real Property Records, Dallas County Texas.
  - ff) Supplemental Declaration No. 9 Phase 7A and 7B: Document 200201788134, recorded April 1, 2002 in the Real Property Records, Dallas County Texas.
  - gg) Supplemental Declaration No. 10 Phase 5B: Document 200201788135, recorded April 11, 2002 in the Real Property Records, Dallas County Texas.
  - hh) Supplemental Declaration No. 11 Phase 6: Document 200202084252, recorded November 21, 2002 in the Real Property Records, Dallas County Texas.
  - ii) Supplemental Declaration No. 12 Phase 7A and 7B: Document 200202084248, recorded November 21, 2002 in the Real Property Records, Dallas County Texas.
  - jj) Supplemental Declaration No. 17 Phase 10: Document 200600101270, recorded November 22, 2004 in the Real Property Records, Dallas County Texas.
  - kk) Supplemental Declaration No. 22 Phase 16: Document 201100189086, recorded July 21, 2011 in the Real Property Records, Dallas County Texas.
  - ll) Supplemental Declaration No. 24 Assignment of Declarant Rights: Document 201500080166, recorded April 1, 2015 in the Real Property Records, Dallas County Texas.
  - mm) Supplemental Declaration No. 26 Phase 20A and 20B: Document 201600335646, recorded December 2, 2016 in the Real Property Records, Dallas County Texas.
5. Name and Mailing Address of the Association is: Woodbridge Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Woodbridge Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at: <https://woodbridge.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
- 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.
- j. Working Capital Fee: \$100.00

Executed on this the 10<sup>th</sup> day of January 2024.

WOODBIDGE ASSOCIATION, INC.

By:   
Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS

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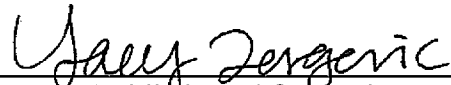
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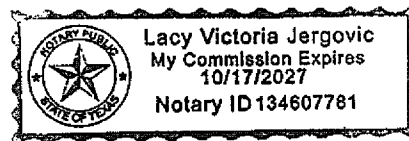
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COUNTY OF DALLAS

**ACKNOWLEDGMENT**

BEFORE ME, the undersigned notary public, on this the 10 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Woodbridge Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

  
Notary Public in and for the State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400009256

eRecording - Real Property

Recorded On: January 16, 2024 11:38 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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\*\*\*\*\* 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: 202400009256  
Receipt Number: 20240116000434  
Recorded Date/Time: January 16, 2024 11:38 AM  
User: Kimberly G  
Station: CC144

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, likely belonging to John F. Warren, the Dallas County Clerk.