

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
COMMUNITY ASSOCIATION OF WILLOW CREEK RANCH, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Community Association of Willow Creek Ranch, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Willowcreek Ranch.
2. Name of Association: The name of the Association is Community Association of Willow Creek Ranch, Inc.
3. Recording Data for the Subdivision:
 - a. The property described by metes and bounds on Exhibit "A" attached to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2021-715177 (which said Exhibit "A" is incorporated herein by reference).
 - b. Willowcreek Ranch, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 659270 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Willowcreek Ranch, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 659272 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Willowcreek Ranch, Section Two (2) Partial Replat No. 1 and Extension, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670284 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Willowcreek Ranch, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under

Film Code No. 659274 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Willowcreek Ranch, Section Three (3) Amending Plat No. 1, a subdivision in Harris County, Texas according thereof recorded under Film Code No. 679093 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Willowcreek Ranch, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670286 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Willowcreek Ranch, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 670288 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Willowcreek Ranch, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 682906 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Willowcreek Ranch, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 681343 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Willowcreek Ranch, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676887 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Willowcreek Ranch, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 680721 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Willowcreek Ranch, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 691707 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Willowcreek Ranch, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 706631 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

a. Documents:

- (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch.
- (2) First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch.
- (3) Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch.
- (4) Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch.
- (5) Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Creek Ranch.
- (6) Annexation of Willowcreek Ranch Section Seven (7).
- (7) Annexation of Willowcreek Ranch Section Eight (8).
- (8) Annexation of Willowcreek Ranch Section Nine (9).
- (9) Annexation of Willowcreek Ranch Section Ten (10).
- (10) Annexation of Land into Willowcreek Ranch Section 11.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2021-715177.
- (2) Harris County Clerk's File No. RP-2022-194729.
- (3) Harris County Clerk's File No. RP-2022-277554.
- (4) Harris County Clerk's File No. RP-2024-336516.
- (5) Harris County Clerk's File No. RP-2022-277554.
- (6) Harris County Clerk's File No. RP-2017-210289.
- (7) Harris County Clerk's File No. RP-2016-22486.
- (8) Harris County Clerk's File No. RP-2019-416574.
- (9) Harris County Clerk's File No. RP-2020-338148.
- (10) Harris County Clerk's File No. RP-2024-41494.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community Association of Willow Creek Ranch, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024. Phone No.: 469-246-3500. Email Address: ccmtx@ccmcnet.com.

7. The Association's Dedicatory Instruments are Available to members Online at: www.willowcreekranchtxlife.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:


Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
Resale Disclosure Update	\$ 75.00
No Title Sale	\$ 375.00
Resale Trustee/Lender Sale	\$ 375.00
Lender Questionnaire Fee-Standard	\$ 200.00
Lender Questionnaire Fee-Custom	\$ 300.00
Refinance/Lien Estoppel Update	\$ 75.00
Rush Fee	\$ 100.00
Homewise Fee	\$ 18.00
Capital Assessment [Declaration Article V, Section 5.8]	The purchaser of a lot must pay to the Association a Capital Assessment in a sum equal to the full Annual Maintenance Charge in effect as of the date of closing on the sale of such lot. The Capital Assessment for 2025 is \$4,500.00. The Capital Assessment is due at the time of closing. For future years, the Capital Assessment must be confirmed with the Association.
Community Fee [Declaration Article V, Section 5.12]	Each person or entity transferring title to a Lot agrees to pay to the Association a Community Fee (except for transfers specifically exempted). The Community Fee is payable to the Association on the date of the transfer of the Lot. The amount of the Community Fee is equal to 100% of the then-current Annual Maintenance Charge. The Community Fee for 2025 is \$4,500.00. Some exemptions apply. For future years, the Community Fee must be confirmed with the Association.

9. Other: Resale Certificates may be requested by contacting the Association c/o HomeWise Docs via www.ccmnet.com or www.homewisedocs.com. The telephone number for HomeWise Docs is 866-925-5004.

Executed on this 6th day of February, 2025.

**COMMUNITY ASSOCIATION OF
WILLOW CREEK RANCH, INC.**

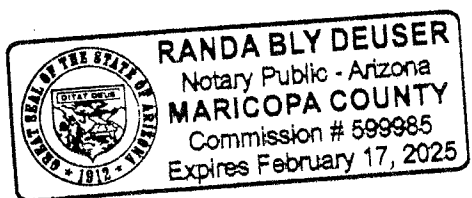
By: Capital Consultants Management Corporation,
Managing Agent


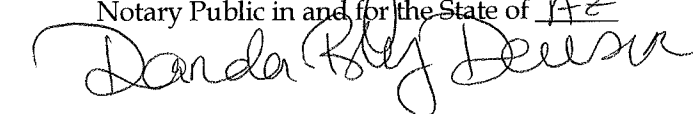

Delores Ferguson, Chief Customer Officer

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 6th day of February, 2025 personally appeared Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Community Association of Willow Creek Ranch, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of AZ


RP-2025-44330
Pages 6
02/06/2025 03:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-44330