

MANAGEMENT CERTIFICATE  
OF  
WILDSRING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of the Wildspring Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Wildspring.
2. The name of the Association: Wildspring Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Williamson County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Wildspring recorded under Document No. 2024042829, Official Public Records of Williamson 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: Wildspring Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Beverly Coghlan, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:  
  
Name: Neighborhood Management, Inc.  
Mailing Address: 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002  
Attn: Beverly Coghlan  
Telephone Number: 972-359-1548  
Email Address: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com)
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:
  - Working Capital Assessment: \$1,850.00.
  - HOA Transfer Fee is \$250.00.
  - Resale Certificate Fee: \$375.00.
  - Amenity Reimbursement Fee (Only applicable to initial Lot sale from Declarant): \$900.00.

[SIGNATURE PAGE FOLLOWS]

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WILDSRING RESIDENTIAL COMMUNITY, INC.

EXECUTED to be effective on the date this instrument is Recorded.

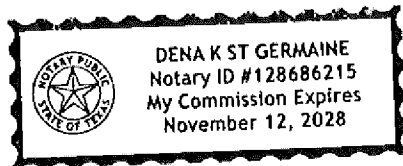
WILDSRING RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: Jody Pauza  
Name: Jody Pauza  
Title: Wildspring Residential Community Inc. - Board

THE STATE OF TEXAS §  
§  
COUNTY OF Williamson §

This instrument was acknowledged before me on 6<sup>th</sup> day of October, 2025, by Jody Pauza, the Board Member of Wildspring Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Dena St. Germaine  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wildspring recorded under Document No. 2024042829, Official Public Records of Williamson County, Texas.
2. Wildspring Community Manual, recorded under Document No. 2025076986, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025078816**

Pages: 4 Fee: \$33.00

10/06/2025 11:09 AM

MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas