

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140012

ERecordings-RP

CERTIFICATE

Recorded On: December 15, 2025 10:36 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* 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: 140012
Receipt Number: 20251215000217
Recorded Date/Time: December 15, 2025 10:36 AM
User: Kraig T
Station: Station 21

Record and Return To:

eRecording Partners



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
Law Offices of Rice & Rice
39340 IH-10 West
Suite D
Boerne, TX 78006

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 10, 2025, by the Wellington of Flower Mound Residential Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Flower Mound Associates Joint Venture, a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound Residential Association, Inc., dated January 11, 1993 (the "Declaration") recorded as Volume Number 3423, Page 200 in the Official Public Records of Denton County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Wellington of Flower Mound Residential Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Volume Number 3423, Page 200 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Wellington of Flower Mound Residential Association, Inc., c/o Insight Association Management, 2400 Lakeside Boulevard, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Boulevard, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is wellingtonhoa.net.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Wellington of Flower Mound Residential Association,
Inc. a Texas non-profit corporation.

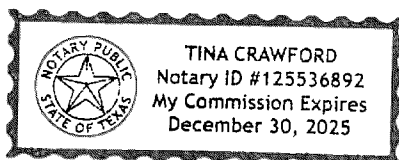
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 10th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Wellington of Flower Mound Residential Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Wellington of Flower Mound Residential Association, Inc. recorded in the Map or Plat Records of Denton County

- Final Plat of Wetherstone Phase I, Section 1, recorded on January 11, 1993, in Volume I, Page 170 of the Map Records of Denton County, Texas, and the Final Plat of Wetherstone Phase I, Section 2, recorded in Volume I, Page 172 of the Map Records of Denton County, Texas;
- Amended Final Plat Wetherstone Phase I Section I Blocks 1, 2, 3, 4, 5, 6 & 7 recorded on February 27, 1995, in Cabinet L, Pages 67-68, Instrument Number 95-R0011618, Map Records, Denton County, Texas;
- Amended Record Plat Wellington of Flower Mound Phase I recorded on July 13, 1995, in Cabinet L, Pages 185-186, Instrument Number 95-R0041526, Map Records, Denton County, Texas;
- Map of Wellington of Flower Mound, Phase 1, recorded on June 11, 1998, in Cabinet O, Slide 369, Instrument Number 98-R0049881, Map Records, Denton County, Texas;
- Replat of Lot IR-A, Block 1 of Wellington of Flower Mound Phase I, recorded on February 18, 1999 in Cabinet Q, Page 11, Instrument Number 99-R0015327, Map Records, Denton County, Texas;
- Record Plat Wellington Manor, recorded on December 21, 2011, as Instrument Number 2011-217, Map Records, Denton County, Texas.

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Wellington of Flower Mound Residential Association, Inc.
recorded with Denton County

1. The original declaration was dated December 29, 1992, and recorded on January 11, 1993, in Volume 3423, Page 200, Real Property Records, Denton County, Texas. The Amended and Restated Declaration was recorded on February 1, 1995, as Instrument Number 6513, Real Property Records, Denton County, Texas;
2. First Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wetherstone Phase I, Sections I and 2), recorded on February 1, 1995, as Instrument Number 95-R006514, Real Property Records, Denton County, Texas;
3. First Amendment to the First Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on May 15, 1995, as Instrument Number 95-R0028127, Real Property Records, Denton County, Texas;
4. First Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020380, Real Property Records, Denton County, Texas;
5. First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020381, Real Property Records, Denton County, Texas;
6. Second Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020382, Real Property Records, Denton County, Texas;
7. Third Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020383, Real Property Records, Denton County, Texas;
8. Fourth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 19, 1996, as Instrument Number 96-R0026417, Real Property Records, Denton County, Texas;

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Wellington of Flower Mound Residential Association, Inc.
recorded with Denton County

9. First Amendment to the Second Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 23, 1997, as Instrument Number 97-R0026485, Real Property Records, Denton County, Texas;
10. First Amendment to the Third Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 23, 1997, as Instrument Number 97-R0026486, Real Property Records, Denton County, Texas;
11. Second Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 11, 1998, as Instrument Number 98-R0018765, Real Property Records, Denton County, Texas;
12. Fifth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 11, 1998, as Instrument Number 98-R0018767, Real Property Records, Denton County, Texas;
13. Third Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on June 10, 1998, as Instrument Number 98-R0049171, Real Property Records, Denton County, Texas;
14. Eighth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on June 10, 1998, as Instrument Number 98-R0049172, Real Property Records, Denton County, Texas;
15. Seventh Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on February 17, 1999, as Instrument Number 99-R0014919, Real Property Records, Denton County, Texas;
16. Sixth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 1, 1999, as Instrument Number 99-R0019062, Real Property Records, Denton County, Texas;

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Wellington of Flower Mound Residential Association, Inc.
recorded with Denton County

17. Fourth Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on July 2, 1998, as Instrument Number 98-R0057361, Real Property Records, Denton County, Texas;
18. Ninth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on July 2, 1998, as Instrument Number 98-R0057362, Real Property Records, Denton County, Texas;
19. Fifth Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on May 24, 2001, as Instrument Number 2001-49912, Real Property Records, Denton County, Texas;
20. Tenth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wellington Phase 9), recorded on May 24, 2001, as Instrument Number 2001-49913, Real Property Records, Denton County, Texas;
21. Second Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 26, 2004, as Instrument Number 2004-52740, Real Property Records, Denton County, Texas;
22. Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on September 19, 2006, as Instrument Number 2006-115764, Real Property Records, Denton County, Texas;
23. Third Amendment, Sixth Annexation and Eleventh Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wellington Manor), recorded on February 14, 2012, as Instrument Number 2012-14654, Real Property Records, Denton County, Texas;
24. Third Amendment to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on February 9, 2016, as Instrument Number 2016-14209, Real Property Records, Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Conveyance Fee\$200.00
2. Access Key Fee \$50.00
3. Inspection Fee\$150.00