

**Denton County
Juli Luke
County Clerk**

Instrument Number: 140687

ERecordings-RP

CERTIFICATE

Recorded On: December 30, 2024 10:36 AM

Number of Pages: 3

" 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: 140687
Receipt Number: 20241230000248
Recorded Date/Time: December 30, 2024 10:36 AM
User: Kraig T
Station: Station 21

Record and Return To:

Corporation Service Company



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

MANAGEMENT CERTIFICATE FOR WHISPER CREEK

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Whisper Creek Homeowners Association, Inc., a/k/a/ Whisper Creek of Flower Mound Homeowners Association, Inc.

1. The name of the subdivision is Whisper Creek.
2. The name of the association is Whisper Creek Homeowners Association, Inc., a/k/a Whisper Creek of Flower Mound Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Whisper Creek

Record Plat filed as Document #2011-185 on 9/29/2011.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Whisper Creek Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2011-92309 on 9/29/2011.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Whisper Creek Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #2013-30294 on 3/14/2013.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Whisper Creek Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #2014-87294 on 8/28/2014.

5. Whisper Creek Homeowners Association, Inc., a/k/a Whisper Creek of Flower Mound Homeowners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

WHISPER CREEK HOMEOWNERS ASSOCIATION, INC. a/k/a WHISPER CREEK OF FLOWER MOUND HOMEOWNERS ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

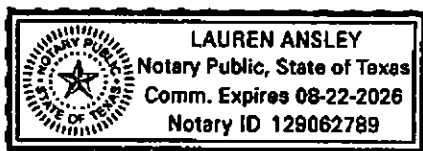
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for Whisper Creek Homeowners Association, Inc., a/k/a Whisper Creek of Flower Mound Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093