

**MANAGEMENT CERTIFICATE
FOR
THE CREEKS OF WILLOW BEND HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Creeks of Willow Bend Homeowners Association, Inc.

1. The name of the subdivision is The Creeks of Willow Bend.
2. The name of the association is The Creeks of Willow Bend Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Creeks of Willow Bend Phase 1	Final Plat filed #98-0123125 on November 4, 1998.
The Creeks of Willow Bend Phase 2	Final Plat filed #99-0020643 on February 19, 1999.
The Creeks of Willow Bend Phase 3	Final Plat filed #00-0012151 on February 8, 2000.
The Creeks of Willow Bend Phase 3A	Final Plat filed #2001-0016078 on February 15, 2001.
The Creeks of Willow Bend Phase 4	Final Plat filed #20000608000591620 on June 8, 2000.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for The Creeks of Willow Bend Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Document # 19981120001307680 on 11/20/1998.

5. The Creeks of Willow Bend 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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
 - Reserve Contribution: \$50.00 (*all sales*)
 - Transfer Fee \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30th day of December, 2024.

THE CREEKS OF WILLOW BEND 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 30th day of December, 2024, by Karen Bradley of CMA, Manager for The Creeks of Willow Bend 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

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000162067

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 31, 2024 09:49 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000162067
Receipt Number: 20241231000080
Recorded Date/Time: December 31, 2024 09:49 AM
User: Kim D
Station: Workstation cck024

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX