

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
WHISPER FALLS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Whisper Falls Homeowners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1.     The name of the subdivision: Whisper Falls.
2.     The name of the Association: Whisper Falls Homeowners Association, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: See Exhibit "A"
4.     The recording data for the Declaration with any amendments and/or supplements to the Declaration: See Exhibit "A"
5.     The name and mailing address of the Association Whisper Falls Homeowners Association, Inc., c/o CMCC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:

Name:                   Capital Consultants Management Corporation (CCMC)  
Attn:                   Community Manager  
Mailing Address:       7800 N. Dallas Parkway, Suite 450, Plano, TX 75024  
Telephone Number:     (469) 246-3500  
Email Address:         ccmctx@ccmcnet.com

7.     Website to access the Association's dedicatory instruments:  
www.lifeatwhisperfalls.com
8.     Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00.

Resale Disclosure / Lien Estoppel - \$375.00.

Resale Disclosure Update - \$75.00.

Returned Payment Fee - \$30.00 for each returned item.

Resale Trustee/Lender Sale - \$375.00 per transaction.

Lender Questionnaire:

\$200.00 per questionnaire (standard format)

\$300.00 per questionnaire (custom format)


Community Enhancement Fee – Upon the transfer of a Lot from the first homeowner/occupant of the Lot to a subsequent party, such subsequent party will pay to the Association a community enhancement fee of 0.25% of the purchase price of such sale.

*[SIGNATURE PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

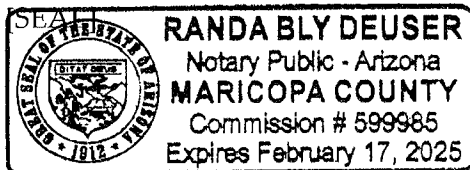
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

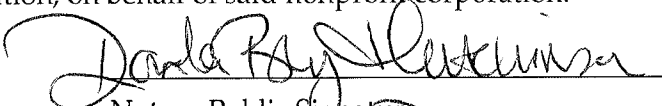
**WHISPER FALLS HOMEOWNERS  
ASSOCIATION, INC.,** a Texas nonprofit  
corporation

By:   
Name: Delores Ferguson  
Title: Chief Customer Officer

STATE OF ARIZONA §  
§  
COUNTY OF MARICOPA §

This instrument was acknowledged before me this 8<sup>th</sup> day of October, 2024  
by Delores Ferguson, Chief Customer Officer of Whisper Falls Homeowners  
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



  
Notary Public Signature  
Randa Bly Deuser

**AFTER RECORDING RETURN TO:**  
**WINSTEAD PC**  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
avaldes@winstead.com

WHISPER FALLS HOMEOWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Whisper Falls - Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20180148673, Official Public Records of Bexar County, Texas.
2. Whisper Falls - Community Manual, recorded as Document No. 20210007469, Official Public Records of Bexar County, Texas.
3. Whisper Falls - Notice of Annexation [Adding Unit 2D], recorded as Document No. 20210165951, Official Public Records of Bexar County, Texas.
4. Whisper Falls - Supplement to Community Manual, recorded as Document No. 20210273609, Official Public Records of Bexar County, Texas.
5. Whisper Falls – Declarant Removal and Appointment of Director, recorded as Document No. 20210053672, Official Public Records of Bexar County, Texas.
6. Whisper Falls – Notice of Annexation [Adding Unit 1A-1], recorded as Document No. 20220153153, Official Public Records of Bexar County, Texas.
7. Whisper Falls – Notice of Annexation [Adding Unit 3B], recorded as Document No. 20220128870, Official Public Records of Bexar County, Texas.
8. Whisper Falls – Notice of Annexation [Adding Unit 3A], recorded as Document No. 20220066354, Official Public Records of Bexar County, Texas.
9. Whisper Falls – Notice of Annexation [Adding Unit 4D], recorded as Document No. 20220066355, Official Public Records of Bexar County, Texas.
10. Whisper Falls – Notice of Annexation [Adding Unit 4C], recorded as Document No. 2022005726, Official Public Records of Bexar County, Texas.
11. Whisper Falls - Supplement to Community Manual, recorded as Document No. 20230051626, Official Public Records of Bexar County, Texas.
12. Whisper Falls - Supplement to Community Manual, recorded as Document No. 20230088340, Official Public Records of Bexar County, Texas.
13. Whisper Falls - Supplement to Community Manual, recorded as Document No. 20230159124, Official Public Records of Bexar County, Texas.
14. Whisper Falls – Notice of Designation of Community Wall, recorded as Document No. 20240003605, Official Public Records of Bexar County, Texas.

15. Whisper Falls – Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 20240041859, Official Public Records of Bexar County, Texas.
16. Whisper Falls - Supplement to Community Manual, recorded as Document No. 20240112712, Official Public Records of Bexar County, Texas.

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20240188225  
**Recorded Date:** October 14, 2024  
**Recorded Time:** 10:57 AM  
**Total Pages:** 6  
**Total Fees:** \$41.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/14/2024 10:57 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk