

MANAGEMENT CERTIFICATE FOR WILLOW WOOD

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 Willow Wood McKinney Homeowners' Association, Inc.

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

Subdivision

Recording Data

Willow Wood Phase 1	Final Plat filed in Volume 2016, Pages 810-813 on 11/17/2016.
Willow Wood Phase 1A	Final Plat Filed as Document # 20170425010002010 on 04/25/2017.
Willow Wood Phase 2A	Final Plat Filed as Document # 20170731010003630 on 07/31/2017.
Willow Wood Phase 2B	Final Plat filed as Document # 20180501010001980 on 05/01/2018.
Willow Wood Phase 3	Final Plat filed as Document # 20190819010003620 on 08/19/2019.
Willow Wood Phase 4	Final Plat filed as Document # 20190827010003670 on 08/27/2019.
Willow Wood Phase 5A	Final Plat filed as Document # 20200103010000040 on 01/03/2020.
Willow Wood Phase 5B	Final Plat filed as Document # 20210618010002340 on 06/18/2021.
Willow Wood Phase 6	Final Plat filed as Document # 20211221010004630 on 12/21/2021.
Willow Wood Phase 7	Final Plat filed as Document # 20211124010004180 on 11/24/2021.
Willow Wood Phase 8	Final Plat filed as Document # 2023010000360 on 08/17/2023.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Willow Wood McKinney Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20161103001502050 on 11/3/2016.

Amendment to Declaration of Covenants, Conditions and Restrictions for Willow Wood McKinney Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20201009001756620 on 10/09/2020.

Supplemental Declaration of Covenants, Conditions and Restrictions for Willow Wood McKinney Homeowner's Association, Inc., Recorded in the Property Records of Colling County, Texas as Document # 2022000087943 on 06/02/2022.

5. Willow Wood 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:

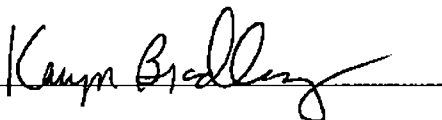
- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Working Capital: \$166.38 = 3 MONTHS DUES (Builder to Owner and Owner to Owner)
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

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

WILLOW WOOD HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

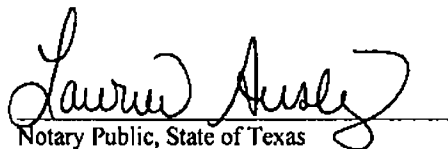
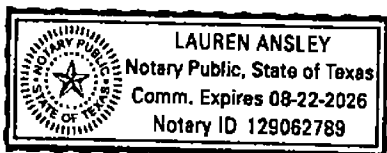
By:



ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2024, by _____ of CMA, Manager for Willow Wood McKinney Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



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: 2024000161789

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 04:26 PM

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: 2024000161789
Receipt Number: 20241230000821
Recorded Date/Time: December 30, 2024 04:26 PM
User: Dwayne K
Station: Station 11

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

