



\*VG-105-2024-28788\*

Johnson County  
April Long  
Johnson County Clerk

Instrument Number: 2024 - 28788

Real Property Recordings

Recorded On: October 08, 2024 01:53 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: 2024 - 28788  
Receipt Number: 20241008000111  
Recorded Date/Time: October 08, 2024 01:53 PM  
User: Michelle D  
Station: CCL42

**Record and Return To:**

JELLYBIRD HOA MANAGEMENT  
17319 SAN PEDRO #320  
SAN ANTONIO TX 78232



STATE OF TEXAS  
Johnson County

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 Johnson County, Texas

April Long  
Johnson County Clerk  
Johnson County TX

*April Long*

PROPERTY OWNERS ASSOCIATION 1<sup>ST</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
WILLOW CREEK CROSSING HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                    §

County of Johnson            §

1.        Name of Subdivision: Willow Creek Crossing

2.        Subdivision Location: Johnson

3.        Name of Homeowners Association: Willow Creek Crossing Homeowners' Association, Inc.

4.        Recording Data for Association:

Amending plat filed and recorded under Volume 10 Page 534 Drawer E

5.        Recording Data for Declaration and any amendments:

DCCR's can be found under Instrument Number 29760  
Certificate of filing is logged under file Number 801896465

6.        Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

7.        Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management  
17319 San Pedro Ave, Suite 320  
San Antonio, TX 78232  
contact@JellyBirdHOA.com  
210-640-3911  
<https://jellybirdhoa.com/app/>

8.        Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee for reserve = Buyer pays \$150.00 Seller pays \$150.00 (Any other owner other than the first sale from builder and declarant)

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 23<sup>rd</sup> day of September, 2024.

Willow Creek Crossing Homeowners' Association, Inc.

By: Shelby Welch  
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 23  
September, 2024 by Shelby Welch, representative of JellyBird HOA Management, the

Managing Agent of Willow Creek Crossing Homeowners' Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**JellyBird HOA Management**  
**Attn: Transitions**  
**17319 San Pedro, #320**  
**San Antonio, TX 78232**

