

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WILSON CREEK MEADOWS RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS                   §  
  §                   **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Wilson Creek Meadows Residential Community, Inc.**

1. The name of the subdivision is Wilson Creek Meadows.
2. The name of the association is Wilson Creek Meadows Residential Community, Inc.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions, and Restrictions for Wilson Creek Meadows, recorded as Document No. 20211011002072130, in the Official Public Records of Collin County, Texas as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration and any amendments to the declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association:

Wilson Creek Meadows Residential Community, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:  
Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548 Email: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.

8. Property Transfer /Resale Fees:

|                     |          |
|---------------------|----------|
| Resale Certificate: | \$375.00 |
| Rush Fee:           | \$75.00  |
| Transfer Fee:       | \$250.00 |
| Refinance Fee:      | \$150.00 |
| Working Capital:    | \$500.00 |

Resale Updates: Free up to 14 days. Update from 14 to 180 days - \$100.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 26 day of March, 2024

**WILSON CREEK MEADOWS RESIDENTIAL  
COMMUNITY, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

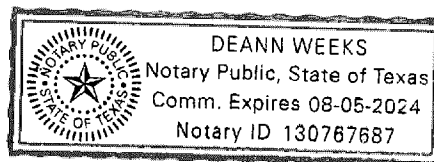
Name: Beverly Coghlan

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of WILSON CREEK MEADOWS RESIDENTIAL COMMUNITY INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Wilson Creek Meadows, recorded as Document No. 20211011002072130, in the Official Public Records of Collin County, Texas.
2. Wilson Creek Meadows Community Manual, recorded as Document No. 20211011002077370, in the Official Public Records of Collin County, Texas.
3. Wilson Creek Meadows Adoption of Working Capital Assessment, recorded as Document No. 20211011002077380, in the Official Public Records of Collin County, Texas.
4. Notice of Recordation – Wilson Creek Meadows [Phases 1 and 2], recorded as Document No. 20211130002429160, in the Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2024000034673

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 27, 2024 08:26 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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\*\*\*\*\* 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: 2024000034673

Receipt Number: 20240327000011

Recorded Date/Time: March 27, 2024 08:26 AM

User: Jennifer W

Station: Station 3

**Record and Return To:**

Simplifile



**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