

**MANAGEMENT CERTIFICATE  
FOR  
THE TRAILS OF WILLOW CREEK**

STATE OF TEXAS           §  
                                     §  
COUNTY OF TARRANT   §

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 Homeowners' Association of the Trails of Willow Creek, Inc.

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

Subdivision

Recording Data

The Trails of Willow Creek Phase I

Final Plat filed in Cabinet A, Slide 9036-9037 on 3/5/2004.

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

Instrument and Recording Data

Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Trails of Willow Creek, Recorded in the Property Records of Tarrant County, Texas on 6/25/2004.

First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Trails of Willow Creek, Recorded in the Property Records of Tarrant County, Texas on 8/18/2004.

5. Homeowners' Association of the Trails of Willow Creek, 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

HOMEOWNERS' ASSOCIATION OF THE TRAILS OF WILLOW CREEK, INC.

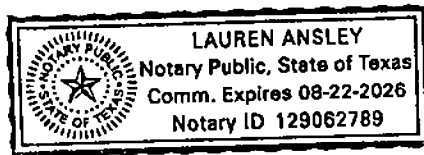
By: CMA, Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, Manager for Homeowners' Association of The Trails of Willow Creek, 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