

MANAGEMENT CERTIFICATE FOR WILLOW BEND LAKES

STATE OF TEXAS

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COUNTY OF COLLIN

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 Bend Lakes Homeowners Association, Inc.

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

SubdivisionRecording Data

Willow Bend Lakes Phase I	Final Plat filed in Volume B, Page 159 on 5/5/1978.
Willow Bend Lakes Phase II	Final Plat filed in Volume B, Page 182 on 6/29/1978.
Willow Bend Lakes Phase II	Revised Plat filed in Volume B, Page 232 on 10/20/1978.
Willow Bend Lakes Phase III	Final Plat filed in Volume B, Page 183 on 6/29/1978.
Willow Bend Lakes Phase III	Revised Plat filed in Volume B, Page 234 on 10/20/1978.
Willow Bend Lakes Phase III	Revised Plat filed in Volume C, Page 334 on 1/28/1982.
Willow Bend Lakes Phase IV	Final Plat filed in Volume B, Page 247 on 11/9/1978.
Willow Bend Lakes Phase IV	Replat filed in Volume B, Page 340 on 6/21/1979.
Willow Bend Lakes Phase IV	Replat filed in Volume E, Page 146 on 1/18/1985.
Willow Bend Lakes Phase V	Final Plat filed in Volume C, Page 50 on 3/12/1980.
Willow Bend Lakes Phase V-R	Revised Plat filed in Volume C, Page 335 on 1/28/1982.
Willow Bend Lakes Phase VI	Final Plat filed in Volume C, Page 52 on 3/12/1980.
Willow Bend Lakes Phase VII	Final Plat filed in Volume C, Page 51-52 on 3/12/1980.
Willow Bend Lakes Phase VII	Replat filed in Volume C, Page 210 on 3/11/1981.
Willow Bend Lakes Phase VII-R	Revised Plat filed in Volume D, Page 4 on 1/5/1984.
Willow Bend Lakes Phase VII-R	Final Plat filed in Volume E, Page 60 on 10/23/1984.
Willow Bend Lakes Phase VII-R	Replat filed in Volume F, Page 143 on 4/2/1988.
Willow Bend Lakes Phase VIII	Final Plat filed in Volume C, Page 723 on 9/19/1983.
Willow Bend Lakes Phase VIII-R	Replat filed in Volume F, Page 578 on 2/27/1986.
Willow Bend Lakes Phase VIII-R	Replat filed in Volume G, Page 379 on 4/7/1988.

Willow Bend Lakes Phase VIII-R	Replat filed in Volume G, Page 708 on 3/8/1990.
Willow Bend Lakes Phase IX	Final Plat filed in Volume D, Page 56 on 3/12/1984.
Willow Bend Lakes Phase X	Final Plat filed in Volume D, Page 69 on 3/16/1984.
Willow Bend Lakes Phase X-R	Replat filed in Volume E, Page 152-153 on 1/25/1985.
Willow Bend Lakes Phase X-R	Replat filed in Volume G, Page 23 on 11/25/1986.
Willow Bend Lakes Phase X-R	Replat filed in Volume G, Page 345 on 1/22/1988.
Willow Bend Lakes Phase XI	Final Plat filed in Volume E, Page 149 on 1/8/1985.
Willow Bend Lakes Phase XI-R	Replat filed in Volume F, Page 566-567 on 2/18/1986.
Willow Bend Lakes Phase XI-R	Replat filed in Volume F, Page 739-740 on 8/5/1986.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes, Recorded in the Property Records of Collin County, Texas on 3/2/1984.

First Amendment to the Master Supplementary Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes, Recorded in the Property Records of Collin County, Texas on 3/7/1984.

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes, Recorded in the Property Records of Collin County, Texas on 9/10/1996.

5. Willow Bend Lakes 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 Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email 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
 - 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.

WILLOW BEND LAKES HOMEOWNERS ASSOCIATION, INC.

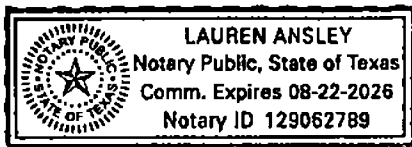
By: CMA, its Manager

By: Karyn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Karyn Bradley of CMA, Manager for Willow Bend Lakes Homeowners Association, 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

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000160706

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 02:53 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000160706

Receipt Number: 20241227000327

Recorded Date/Time: December 27, 2024 02:53 PM

User: Angela M

Station: Workstation cck061

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