

**MANAGEMENT CERTIFICATE
FOR
WINDING CREEK ESTATES**

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 Winding Creek Estates.

1. The name of the subdivision is Winding Creek Estates.
2. The name of the association is Frisco Winding Creek Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Winding Creek Estates

Replat filed Volume 2009/Page 178-179 on 5/6/2009

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Frisco Winding Creek Homeowners Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20080929001161120 on 9/29/08 in the Official Public Records of Collin County, Texas.

5. Frisco Winding Creek Homeowners Association in c/o RTI/Community Management Association, 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
 - Transfer Fee: \$250
 - Foreclosure Transfer Fee \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 27th day of December, 2024.

FRISCO WINDING CREEK HOMEOWNERS ASSOCIATION, INC.

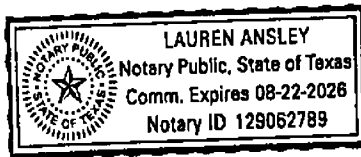
By: CMA, its Manager

By: Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN

This instrument was acknowledged before me on the 27th day of December, 2024, by Karen Bradley of CMA, Manager for Winding Creek Estates 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: 2024000161464

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 02:19 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: 2024000161464
Receipt Number: 20241230000441
Recorded Date/Time: December 30, 2024 02:19 PM
User: Kristen M
Station: Workstation cck036

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