

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE

for

VILLAGES AT WILLOW BAY HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS       §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent of Villages at Willow Bay Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Villages at Willow Bay.
2. Name of Association: The name of the Association is Villages at Willow Bay Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Villages at Willow Bay, Phase I, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume R, Page 12, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Villages at Willow Bay, Phase II, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume R, Page 238, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Villages at Willow Bay, Phase III, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume R, Page 12, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Villages at Willow Bay South, Phase I, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume 2006, Page 564, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Villages at Willow Bay, Phase IV, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume 2006, Page 673, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.
  - f. Villages at Willow Bay, Phase V, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume 2007, Page 563, *et seq.*, of the Official Public Records of Real Property of Collin

County, Texas, and all amendments to or replats of said maps or plats, if any.

- g. Villages at Willow Bay, Phase VI, a subdivision in Collin County, Texas according to the maps or plats thereof recorded in Volume 2008, Page 275, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration\*:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Villages at Willow Bay.
- (2) First Amendment of Declaration of Covenants, Conditions & Restrictions for Villages at Willow Bay.
- (3) Declaration of Annexation of The Estates at Willow Bay to the Declaration of Covenants, Conditions and Restrictions for Villages at Willow Bay. [sic]
- (4) Declaration of Annexation of The Arbors at Willow Bay to the Declaration of Covenants, Conditions and Restrictions for Villages at Willow Bay. [sic]

b. Recording Information:

- (1) Volume 5939, Page 3760, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas.
- (2) Volume 6032, Page 2782, *et seq.*, of the Official Public Records of Real Property of Collin County, Texas.
- (3) Collin County Clerk's File No. 20140522000509070.
- (4) Collin County Clerk's File No. 20140710000714160.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Villages at Willow Bay Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
VILLAWB@CiraMail.com

7. The Association's Dedicatory Instruments are available to Members online at:

www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Private Transfer Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 1st day of September, 2021.

VILLAGES AT WILLOW BAY  
HOMEOWNERS ASSOCIATION, INC.,

By: RealManage,  
Managing Agent

By: Kim Ulei

Printed: Kim Weir

Its: Managing Agent

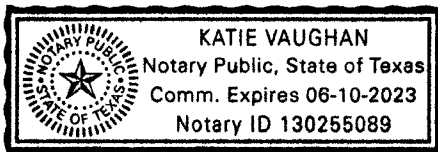
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 2<sup>nd</sup> day of Sept, 2021 personally appeared Kim Weir, Community Manager of RealManage, Managing Agent for Villages at Willow Bay Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Katie Vaughan  
Notary Public in and for the State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/04/2021 01:29:50 PM  
\$38.00 BVINCENT  
20210904001810680

Stacey Kemp