

## AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.  
 Henry Oddo Austin & Fletcher  
 1700 Pacific Avenue  
 Suite 2700  
 Dallas, Texas 75201

STATE OF TEXAS               §  
   §  
 COUNTY OF COLLIN         §

**PROPERTY OWNERS' ASSOCIATION  
 MANAGEMENT CERTIFICATE FOR  
 THE PARKS AT WILSON CREEK OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 27, 2024, by The Parks at Wilson Creek Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, THE PARKS AT WILSON CREEK, L.P., a Texas limited partnership (hereinafter referred to as "Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for The Parks at Wilson Creek Owners Association, Inc. dated January 20<sup>th</sup>, 2023 (the "Declaration") recorded in Document No. 2023000006210, Official Public Records of Collin County, Texas.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1.   Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is The Parks at Wilson Creek Owners Association, Inc.
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.   Recording Data for the Declaration. The recording data for the Declaration is Document No. 2023000006210, Official Public Records of Collin County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Parks at Wilson Creek Owners Association, Inc., c/o Insight Association Management, 275 West Campbell Road., Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com)
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.theparkshoa-celina.com](http://www.theparkshoa-celina.com)
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

The Parks at Wilson Creek Owners Association, Inc.  
a Texas non-profit corporation.

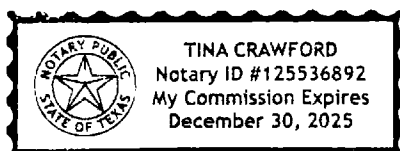
By: \_\_\_\_\_

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 27<sup>th</sup> day of June 2024, by Bruce Crawford, Insight Association Management, Managing Agent for The Parks at Wilson Creek Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



\_\_\_\_\_  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

Plats of The Parks at Wilson Creek Owners Association, Inc., recorded in the Map or Plat  
Records of Collin County

Plat for The Parks at Wilson Creek Phase 1, recorded on February 16<sup>th</sup>, 2023, as Document  
No. 2023010000062 in the Public Records of Collin County, Texas.

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for The Parks at Wilson Creek Owners Association, Inc., recorded with Collin County

Declaration of Covenants, Conditions and Restrictions for The Parks at Wilson Creek Owners Association, Inc., recorded January 20<sup>th</sup>, 2023, as Document No. 2023000006210 in the Public Records of Collin County, Texas.

The Certificate of Formation for The Parks at Wilson Creek Owners Association Inc., recorded on December 13<sup>th</sup>, 2022, as Document No. 1205934520002 in the Public Records of Collin County, Texas.

Certificate and Memorandum of Recording of Dedicatory Instruments for The Parks at Wilson Creek Owners Association Inc., recorded on January 4<sup>th</sup>, 2024, as Document No. 2024000001190 in the Public Records of Collin County, Texas.

First Amendment to Covenants, Conditions and Restrictions for The Parks at Wilson Creek Owners Association Inc., recorded on April 6<sup>th</sup>, 2024, as Document No. 2023000035444 in the Public Records of Collin County, Texas.

## Exhibit C

### [Description and Fees Associated to Transfer of Title]

#### Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### Association Fees

1. Capitalization Fee.....Amount that is equal to the greater of (i) one-fourth (1/4<sup>th</sup>) of the annual Base Assessment per Lot for that year, or (ii.) Four Hundred and No/100 Dollars (\$400.00)
2. Community Enhancement Fee .....Transfer price multiplied by .001

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

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**Instrument Number:** 2024000077774

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 27, 2024 01:38 PM

Number of Pages: 6

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

Total Recording: \$41.00

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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: 2024000077774  
Receipt Number: 20240627000156  
Recorded Date/Time: June 27, 2024 01:38 PM  
User: Patricia B  
Station: Station 2

**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

