



MANAGEMENT CERTIFICATE FOR Woodlands II on the Creek Condominium Owners Association

STATE OF TEXAS

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COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

This Management Certificate is executed by Woodlands II on the Creek Condominium Association, a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Condominium:

The name of the condominium is Woodlands II on the Creek.

2. Name of the Association:

The name of the homeowners association is Woodlands II on the Creek Condominium Association.

3. The location of the Condominium is:

Woodlands II on the Creek is an addition to the City of Dallas, Dallas County, Texas. The final plat was recorded on December 21, 2006, in Volume 62155, Page 1193, Plat Records, Dallas County, Texas.

4. Recording Data for the Association:

Homes in Woodlands II on the Creek are subject to the Declaration of Covenants, Conditions & Restrictions for Woodlands II on the Creek an Addition to The City of Dallas, Dallas County, Texas, recorded on March 4, 1982, as Document No. 198200445386 in Volume 82044, Page 3163, of the Condominium Records, Dallas County, Texas, as it may be amended from time to time; The Amended and Restated Declaration and Master Deed for Woodlands II on the Creek, recorded on August 10, 1982, as Document No. 198201555753, Volume 82155, Page 1117 of the Condominium Records, Dallas County, Texas, as it may be amended from time to time. Additional information filed the Association considers appropriate are Notice of Filing of Association Instruments filed of record on May 18, 2004, as Document No 200402892461, Volume 2004097, Page 788 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on October 5, 2004, as Document No. 200403084636, Volume 2004193, Page 6318 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on May 16, 2005 as Document No. 200503355785, Volume 2005095, Page 284 of the Condominium Records, Dallas County, Texas; Notice of Filing of Association Instruments, filed for record on January 10, 2008, as Instrument No. 2008000836 of the Condominium Records, Dallas County, Texas; Amended and Supplement to Notice of Filing of Association Documents, filed for record on January 27, 2011, as Document No. 201100023538, of the Condominium Records, Dallas County, Texas.

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:
Woodlands II on the Creek Condominium Association
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

7. Property Transfer Fee(s) Charged by the Association:



MANAGEMENT CERTIFICATE FOR Woodlands II on the Creek Condominium Owners Association

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials,

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:



By: William F. Crawford, Fletcher Community Partners, LLC, President
Managing Agent for Woodlands II on the Creek Condominium Association, Duly Authorized Agent

This certificate is executed and signed on this April 17, 2025.

Acknowledgement

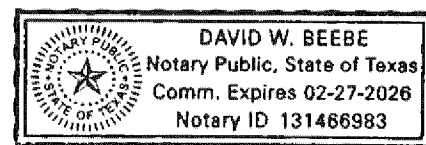
State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 17, 2025.



David Beebe
Notary Public in and for the State of Texas



My Commission Expires: Date 2-27-26

AFTER RECORDING PLEASE RETURN TO:

Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500081332

eRecording - Real Property

Recorded On: April 22, 2025 09:11 AM

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: 202500081332
Receipt Number: 20250421001051
Recorded Date/Time: April 22, 2025 09:11 AM
User: Javen H
Station: Cc136

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren", written over a horizontal line.