

MANAGEMENT CERTIFICATE FOR TWIN CREEKS

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Twin Creeks.

1. The name of the subdivision is Twin Creeks.
2. The name of the association is Twin Creeks Community Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

Twin Creeks Phase 1	Final Plat filed in Cabinet I, Slide 110 on 12/28/1993
Twin Creeks Phase 2 A & 2 B	Final Plat filed in Cabinet I, Slide 487 on 4/1994
Twin Creeks Phase 2 C	Final Plat filed in Cabinet I, Slide 403
Twin Creeks Phase 2 D	Final Plat filed in Cabinet J, Slide 122 on 2/26/1996
Twin Creeks Phase 3 A	Final Plat filed in Cabinet J, Slide 523 on 12/17/1996
Twin Creeks Phase 3 B	Final Plat filed in Cabinet J, Slide 124 on 2/26/1996
Twin Creeks Phase 3 C	Final Plat filed in Cabinet K, Slide 426-427 on 6/23/1998
Twin Creeks Phase 4 A	Final Plat filed in Cabinet J, Slide 362 on 9/3/1996
Twin Creeks Phase 4 B	Final Plat filed in Cabinet K, Slide 160-161 on 2/3/1998
Twin Creeks Phase 4 C	Final Plat filed in Cabinet N, Slide 34-35 on 5/23/2001
Twin Creeks Phase 4 D-1	Final Plat filed in Cabinet N, Slide 743-745 on 3/26/2002
Twin Creeks Phase 4 D-2	Final Plat filed in Cabinet P, Slide 697-699 on 6/10/2004
Twin Creeks Phase 5 A	Final Plat filed in Cabinet J, Slide 525 on 12/17/1996
Twin Creeks Phase 5 B	Final Plat filed in Cabinet L, Slide 91-92 on 5/5/1999
Twin Creeks Phase 6 A	Final Plat filed in Cabinet P, Slide 846-847 on 8/20/2004
Twin Creeks Phase 6 B	Amended Plat filed in Cabinet R, Slide 276-278 on 1/19/2006
Twin Creeks Phase 6 C	Final Plat filed in Volume 2007, Page 18-19 on 1/11/2007
Twin Creeks Phase 7	Final Plat filed 20110708010001270 on 7/8/2011
Twin Creeks Phase 7 A-1	Final Plat filed in Cabinet Q, Slide 15-18 on 11/9/2004
Twin Creeks Phase 7 A-2	Final Plat filed in Cabinet P, Slide 978-979 on 10/25/2004

Twin Creeks Phase 7 B	Final Plat filed in Cabinet Q, Slide 650-651 on 8/25/2005
Twin Creeks Phase 7 C-1	Final Plat filed 20100204010000230 on 2/4/2010
Twin Creeks Phase 7 C-2	Final Plat filed 20121024010002610 on 10/24/2012
Twin Creeks Phase 7 D-1	Final Plat filed in Volume 2006, Page 831 on 2/14/2006
Twin Creeks Phase 7 D-2	Final Plate filed 20100204010000220 on 2/4/2010
Twin Creeks Phase 8 B	Final Plat filed in Cabinet R, Slide 041-042 on 10/06/2005
Villas at Twin Creeks	Final Plat filed in Volume 2006, Page 54-55 on 2/3/2006
Villas at Twin Creeks	Amending Plat filed in Volume 2006, Page 496-497 on 7/28/2006
Twin Creeks Phase 8 C	Final Plat filed in Volume 2006, Page 834-835 on 12/14/06
Twin Creeks Phase 8 D	Final Plat filed in Volume 2006, Page 832-833 on 12/14/2006
Estates of Twin Creeks Phase 1	Final Plat filed in Volume 2007, Page 80-81 on 2/21/07

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Twin Creeks, Recorded as Doc. No. 94-0002267 of the Real Property Records of Collin County, Texas on 1/7/94.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Twin Creeks, Recorded as Doc. No. 2004-0157253 of the Real Property Records of Collin County, Texas on 10/28/2004.

Supplemental Declaration of Covenants, Conditions and Restrictions for Twin Creeks, Recorded as Doc. No. 2004-0157252 of the Real Property Records of Collin County, Texas on 10/28/2004.

Supplemental Declaration of Covenants, Conditions and Restrictions for Twin Creeks (Villas at Twin Creeks), Recorded as Doc. No. 2006-0621000853170 of the Real Property Records of Collin County, Texas on 6/21/2006.

5. The managing agent of record is 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
- Walnut Springs Village- Builder Working Capital: \$200.00 (Builder to Owner)
- Walnut Springs Village- Developer Working Capital: \$100 (Developer to Builder)
- Wimberly Place Village- Working Capital: \$200 (Developer to any purchaser)
- Wimberly Place Village- Reserve Contribution: \$500 (Developer to any purchaser)
- Wimberly Place Village- Private Street and Drainage Reserve Contribution: \$3552.21 (Developer to any purchaser)

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

TWIN CREEKS COMMUNITY ASSOCIATION, INC.

By: CMA, its Manager

By:

Karen Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 26th day of December, 2024, by Karen Bradley of CMA, managing agent for Twin Creeks Community 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: 2024000160702

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 27, 2024 02:48 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: 2024000160702

Receipt Number: 20241227000322

Recorded Date/Time: December 27, 2024 02:48 PM

User: Maria P

Station: Station 3

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