

**Denton County
Juli Luke
County Clerk**

Instrument Number: 63975

ERecordings-RP

CERTIFICATE

Recorded On: June 11, 2025 03:38 PM

Number of Pages: 3

" 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: 63975
Receipt Number: 20250611000561
Recorded Date/Time: June 11, 2025 03:38 PM
User: Michael T
Station: Station 34

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 10, 2025 by Willowwood of Sanger Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Willowwood Homeowners Association has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Willowwood Homeowners Association filed of record on or about September 12, 2019 (the "Declaration") and recorded at Document No. 114161 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Willowwood Homeowners Association.

WHEREAS, the Association was duly formed on September 27, 2019, as Willowwood of Sanger Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subdivision which is subject to the Declaration is Willowwood Homeowners Association.
2. Name of the Association. The name of the Association is the Willowwood of Sanger Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about September 12, 2019 (the "Declaration") recorded at Document No. 114161 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 4, 2019 at Instrument #154163.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management
PO Box #51555
Denton TX 76206

6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Website for the Association. The website for the Association is https://secure.cincwebaxis.com/223.


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is up to \$500.00. The cost of a Rush Fee is \$100.00. The Transfer Fee and Rush Fee are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Willowwood of Sanger Homeowners Association, Inc., a
Texas non-profit corporation

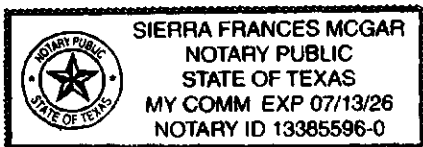
By:

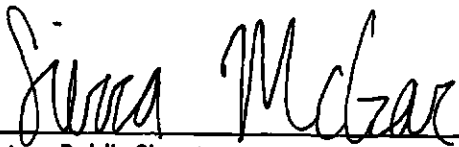

Authorized Representative for
Willowwood of Sanger Homeowners
Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10th day of June, 2025 by John Mackenzie Authorized Representative for Willowwood of Sanger Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature