

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 120871

ERecordings-RP

MISCELLANEOUS

Recorded On: November 13, 2023 08:18 AM

Number of Pages: 4

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

Total Recording: \$38.00

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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: 120871  
Receipt Number: 20231110000045  
Recorded Date/Time: November 13, 2023 08:18 AM  
User: Jennifer K  
Station: Station 38

**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

**AFTER RECORDING, RETURN TO:**  
**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street**  
**Suite 4600**  
**Dallas, Texas 75201**

STATE OF TEXAS

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§  
§

COUNTY OF DENTON

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WILDRIDGE COMMUNITY ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WILDRIDGE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, CR-TDI, LLC a Texas limited liability company, in its capacity as the former Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wildridge, filed on June 8, 2015, and recorded under Instrument Number 2015-62366, filed in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments and supplements thereto, are incorporated herein for all purposes.

**WHEREAS**, CR-TDI, LLC, as predecessor, succeeded to LH Wildridge, LLC (the "*Declarant*"), all its rights as Declarant pursuant to that certain Assignment and Assumption of Declarant Rights filed on February 21, 2017, as Instrument No. 2017-20268, filed in the Official Public Records of Denton 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 the subject of the Declaration are Wildridge Phases 1A, 1B, 1B Block N Lot 79A, 2A, 2B, 2C, 3A, 3B, 3C, 3D, 4A, 4B, and 4C.

2. **Name and Mailing Address of the Association.** The name of the Association is Wildridge Community Association, Inc., and its mailing address is 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision are those certain maps or plats for (a) all property subject to the Declaration and filed of record under Instrument No. 2015-62366; (b) Phase 1A recorded as Document No. 2015-217; (c) Phase 1B recorded as Document No. 2015-311; (d) Phase 1B, Lot 79A recorded as Document No. 2016-2168; (e) Phase 2A recorded as Document No. 2016-2226; (f) Phase 2B recorded as Document No. 2016-2227; (g) Phase 2C recorded as Document No. 2016-2228; (h) Phase 3A recorded as Document No. 2017-500; (i) Phase 3B recorded as Document No. 2017-501; (j) Phase 3C recorded as Document No. 2017-502; (k) Phase 3D recorded as Document No. 2017-503; (l) Phase 4A recorded as Document No. 2019-413; (m) Phase 4B recorded as Document No. 2019-435; and (n) Phase 4C recorded as Document No. 2019-414, in the Map/Plat or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument Number 2015-62366; that certain Supplement to the Declaration is recorded as Instrument No. 148182; and that certain Supplement to the Declaration is recorded as Instrument No. 31847, filed in the Official Public Records of Denton County, Texas, as supplemented or amended, is incorporated herein for all purposes.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Capital Consultants Management Corporation ("CCMC"), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024, and telephone (469) 246-3500, and facsimile (469) 246-3501, and email [ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com).

6. **Website.** The Association's website may be found at [www.mywildridge.com](http://www.mywildridge.com) and [www.ccmcnnet.com](http://www.ccmcnnet.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as transfer/resale disclosure/estoppel fee; (ii) \$75.00 for resale certificate update; (iii) \$100.00 rush fee; and (iv) \$125.00 transfer fee.

8. **Resale Certificates and Other Information.** Resale Certificates and other information may be requested by contacting the Association c/o HomeWiseDocs via [www.ccmcnnet.com](http://www.ccmcnnet.com) or [www.homewisedocs.com](http://www.homewisedocs.com). The telephone for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

**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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**WILDRIDGE COMMUNITY  
ASSOCIATION, INC.  
a Texas non-profit corporation**

By: Capital Consultants Management  
Corporation  
Its: Managing Agent

By: *Delores Ferguson*  
Delores Ferguson, Chief Customer Officer

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 2<sup>nd</sup> day of November 2023,  
by Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation,  
the Managing Agent of Wildridge Community Association, Inc., a Texas non-profit corporation.

*Beth DiRenzo*  
Notary Public, State of Texas

