

**Denton County
Juli Luke
County Clerk**

Instrument Number: 56758

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: May 27, 2025 03:58 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 56758

Receipt Number: 20250527000675

Recorded Date/Time: May 27, 2025 03:58 PM

User: Calinda B

Station: Station 20

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 §
 §
COUNTY OF DENTON §

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

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

W I T N E S S E T H :

WHEREAS, CR-TDI, LLC, a Delaware limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wildridge, filed on June 8, 2015, and recorded as Instrument No. 2015-62366 in the Official Public Records of Denton County, Texas, as supplemented or amended, is incorporated herein for all purposes.

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 Subdivisions.** The name of the subdivisions which are the subject of the Declaration is Wildridge – Phase 1A, Phase 1B, Phase 2A, Phase 2B, Phase 3A, Phase 3B, Phase 3C, Phase 3D, Phase 4A, Phase 4B, Phase 4C, Phase 5A, Phase 5B, Phase 5C; Phase 6A, Phase 6B, and Phase 7.

2. **Name and Mailing Address of the Association.** The name of the Association is Wildridge Community Association, Inc., and its mailing address is c/o Capital Consultants Management Corporation ("*CCMC*"), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 2015-217 (Phase 1A); Instrument No. 2015-311 (Phase 1B); Instrument No. 2016-2226 (Phase 2A); Instrument No. 2016-2227 (Phase 2B); Instrument

No. 2017-500 (Phase 3A); Instrument No. 2017-501 (Phase 3B); Instrument No. 2017-502 (Phase 3C); Instrument No. 2017-503 (Phase 3D); Instrument No. 2019-413 (Phase 4A); Instrument No. 2019-435 (Phase 4B); Instrument No. 2019-414 (Phase 4C); Instrument No. 2020-265 (Wildridge Blvd); Instrument No. 2021-203 (Phase 5A); Instrument No. 2022-96 (Phase 5B); Instrument No. 2021-406 (Phase 5C); Instrument No. 2022-446 (Phase 6A); Instrument No. 2022-445 (Phase 6B); and Instrument No. 2024-426 (Phase 7) in the Official Public Records of Denton County, Texas, as amended or re-platted.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 2015-62366, along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024; the telephone number is 469-246-3500; the facsimile number is 469-246-3501; and the e-mail address is ccmctx@ccmcnet.com.

6. **Website.** The Association's website may be found at www.mywildridge.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Fee
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Refinance/Lien Estoppel	\$200.00 per transaction

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Plano office for CCMC at 7800 Dallas Parkway, Suite 450, Plano, TX 75024 or by e-mail address at ccmctx@ccmcnet.com.

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 replace all Management Certificates previously filed by the Association.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]


ASSOCIATION:

**WILDRIDGE COMMUNITY
ASSOCIATION, INC.**

a Texas non-profit corporation

By: Capital Consultants Management
Corporation

Its: Managing Agent

By: 
Delores Ferguson, President

STATE OF ARIZONA §

§

COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 1st day of May, 2025, by Delores Ferguson, President, Capital Consultants Management Corporation, the Managing Agent of Wildridge Community Association, Inc., a Texas non-profit corporation.




Notary Public, State of ARIZONA