

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WOODLAND CREEK**

STATE OF TEXAS

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COUNTIES OF ROCKWALL
AND HUNT

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Woodland Creek of Royse City Homeowners Association, Inc.**

1. The name of the subdivision is Woodland Creek.
2. The name of the association is Woodland Creek of Royse City Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

SubdivisionRecording Data

Woodland Creek Ph. 1

Recorded on 10/29/2004, as Instrument No.
200400003157950, Real Property Records,
Rockwall County, Texas.

Woodland Creek Ph. 2

Recorded on 11/28/2006, as Instrument No.
200600003673051, Real Property Records,
Rockwall County, Texas and Instrument No. 2006-
19070, Real Property Records, Hunt County, Texas.

Woodland Creek Ph. 3 (Corrected)

Recorded on 5/7/2020, as Instrument No. 2020-
06974, Real Property Records, Hunt County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Woodland Creek, recorded on October 27, 2004, in Volume 1231, Page 134 of the Deed Records of Hunt County, Texas and in Volume 03747, Page 00117 of the Deed Records of Rockwall County, Texas.

5. The name and mailing address of the association:

Woodland Creek of Royse City Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated

representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:
- | | |
|-------------------------------|----------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Working Capital: | \$200.00 |
| Builder to Homeowner Capital: | \$200.00 |
| Improvement Fee | |
9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 26 day of March, 2024.

**WOODLAND CREEK OF ROYSE CITY HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

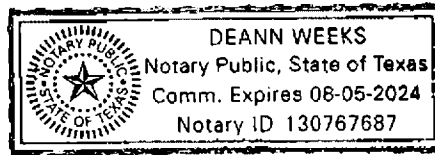
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This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of Woodland Creek of Royse City Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2024-05336

03/27/2024 08:16:41 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX