



VG-286-2025-14569

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2025 - 14569

Real Property Recordings

Recorded On: June 09, 2025 11:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 14569
Receipt Number: 20250609000058
Recorded Date/Time: June 09, 2025 11:29 AM
User: Crystal T
Station: CLERK06

Record and Return To:

JELLYBIRD HOA MANAGEMENT ATTN: TRANSITIONS
17319 SAN PEDRO #320
SAN ANTONIO TX 78232



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

PROPERTY OWNERS ASSOCIATION 1st AMENDED MANAGEMENT CERTIFICATE FOR
WHISPERING MEADOWS HOME OWNERS' ASSOCIATION, INC.

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.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Grayson §

1. Name of Subdivision: Whispering Meadows
2. Subdivision Location: Grayson
3. Name of Homeowners Association: Whispering Meadows Home Owners' Association, Inc.
4. Recording Data for Association:

 Plat Map Recorded under Document No. 2019-3253
 Plat Map Recorded under Document No. 2018-73
5. Recording Data for Declaration and any amendments:
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

 DCCR's are recorded under Document No. 2017-26629
 First Amended DCCR's Recorded under Document No. 2021-35750
 Second Amended DCCR's recorded under Document No. 2025-9050
 Third Amended DCCR's recorded under Document No. 2025-9056
 Bylaws recorded under Document No. 11506
7. Mailing Address and Contact Information for the Association and the Managing Agent:

 JellyBird HOA Management
 17319 San Pedro Ave, Suite #320
 San Antonio, TX 78232
 contact@JellyBirdHOA.com
 210-640-3911
 <https://jellybirdhoa.com/app/>
8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee - \$200.00
 - Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush

- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 3rd day of June, 2025.

Whispering Meadows Home Owners' Association, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 3 day of June, 2025 by Shelby Welch, representative of JellyBird HOA Management, the

Managing Agent of Whispering Meadows Home Owners' Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #320
San Antonio, TX 78232

