

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WHITE ROCK CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

WHITE ROCK CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

1. the name of the Subdivision is White Rock Creek;
2. the name of the Association is White Rock Creek Estates Homeowners Association, Inc;
3. the Subdivision is recorded in the Map and Plat Records of Collin County, Texas, as follows:
 - a. Final Plat • White Rock Creek Estates Recorded on October 5, 1994, under Instrument / Document Number 19941005000908500, of the Collin County Deed Records
 - b. Replat - White Rock Estates Recorded on September 7, 2001 under Instrument / Document Number 20010907001124460, of the Collin County Deed Records;
 - c. Final Plat - White Rock Creek Estates - Phase II Recorded on October 11, 1994, under Instrument I Document Number 1994)011000926090, of the Collin County Deed Records;
 - d. Amended Plat - White Rock Creek Estates - Phase II Recorded on January 18, 1996 under Instrument / Document Number 19960118000049170, of the Collin County Deed Records
 - e. Replat of White Rock Creek: Estates - Phase II Recorded on May 2, 1997 under Instrument/Document Number 19970502000345270, of the Collin County Deed Records
4. Declaration of Covenants and Restrictions and Homeowner's Agreement on and for White Rock Creek Estates
 - a. Recorded on February 14. 1994 under Instrument/Document Number 19940214000148661, of the Collin County Deed Records'
 - b. First Amendment to Declaration of Covenants and Restrictions and Homeowner's Agreement on and for White Rock Creek Estates Recorded on October 21, 19CJ4

under Instrument / Document Number 19941021000952690, of the Collin County
Deed Records

5. The name and mailing address of the Association is:

- a. White Rock Creek Estates Homeowners' Association, Inc., c/o Michael Spangler,
President, 3700 Shantara Lane, Plano, TX. 75093

6. The name, mailing address, telephone number, and email address of the Association's
Designated Representative is:

- a. White Rock Creek Estates Homeowners' Association, Inc., c/o Michael Spangler,
President, 3700 Shantara Lane, Plano, TX. 75093
- b. 972-608-2619.
- c. spang911@yahoo.com.

7. The following fees are charged by the Association relating to a property transfer in the
Subdivision:

- a. Transfer Fee - \$375.00.
- b. Resale Certificate - \$375.00.

8. Prospective purchasers are advised to independently examine all dedicatory instruments
and governing documents for the association, as well as to perform a physical inspection
of the property and common areas, prior to purchase. This Management Certificate does
not purport to identify every publicly recorded document affecting the Subdivision or
Association. No person should rely on this Management Certificate for anything other than
for identifying and contacting the Association.

SIGNED THIS 17 DAY OF April, 2025.

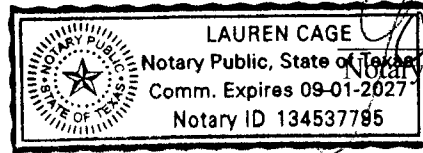
White Rock Creek Estates Homeowners Association, Inc.

By: Michael Spangler
Michael Spangler, President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Spangler, President of White Rock Creek Estates Homeowners Association, Inc. , and acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 17 day of April, 2025.



AFTER RECORDING RETURN TO:

Susan Troutte
Law Office of Susan Troutte PLLC
3017 Scott Drive
Rowlett TX 75088