

MANAGEMENT CERTIFICATE
WCR OWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of WCR Owners Association, Inc. (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Willow Creek Ranch.
2. The name of the Association: WCR Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: See Exhibit “A”
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit “A”
5. The name and mailing address of the Association: WCR Owners Association, Inc., c/o Elevate Community Management, 4925 Davis Blvd., Suite 125, North Richland Hills, TX 76180.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Elevate Community Management
Attn: Community Manager
Mailing Address: 4925 Davis Blvd., Suite 125, North Richland Hills, TX 76180
Telephone Number: (817) 945-9190
Email Address: info@elevatecmtx.com

7. Website to access the Association’s dedicatory instruments:
<https://elevatecmtx.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Resale Package - \$300.00.

Refinance and Estoppel/Statement of Account - \$35.00.

Transfer Fee - \$225.00.

Optional Covenant Compliance Fee - \$125.00.

[SIGNATURE PAGE FOLLOWS]

WCR OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

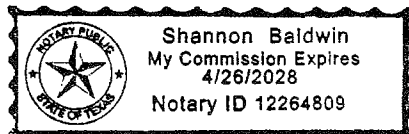
WCR OWNERS ASSOCIATION, INC., a Texas
non-profit corporation

By: Kimberly D. Musser
Name: Kim Musser
Title: CEO

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 11th day of March, 2025
by Kim Musser, CEO of WCR Owners Association, Inc., a Texas non-
profit corporation, on behalf of said non-profit corporation.

[SEAL]



S. Baldwin
Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
avaldes@winstead.com

WCR OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE SUBDIVISION

1. Willow Creek Ranch – Plat, recorded as Volume 8, Page 678, Official Public Records of Johnson County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Willow Creek Ranch – Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 15225, Official Public Records of Johnson County, Texas.
2. Willow Creek Ranch – First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Book 3903, Page 0069, Official Public Records of Johnson County, Texas.
3. Willow Creek Ranch – Certificate and Memorandum of Recording of Dedicatory Instruments, recorded as Doc. No. 201200003979, Official Public Records of Johnson County, Texas.
4. Willow Creek Ranch – Retention, Inspection and Production of Books and Records Policy, recorded as Doc. No. 2015-28355, Official Public Records of Johnson County, Texas.

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 6611

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: March 12, 2025 08:12 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025 - 6611
Receipt Number: 20250312000006
Recorded Date/Time: March 12, 2025 08:12 AM
User: Susan L
Station: ccl06

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long