

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 Blue Door Signature Properties LLC, 5900 Balcones Drive, Suite 100, Austin, TX 78731.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Blue Door Signature Properties LLC
Attn: Community Manager
Mailing Address: 5900 Balcones Drive, Suite 100, Austin, TX 78731
Telephone Number: (972) 695-4331
Email Address: shannon@bluedoorsignature.com

7. Website to access the Association’s dedicatory instruments:
home.bluedoorsignature.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.

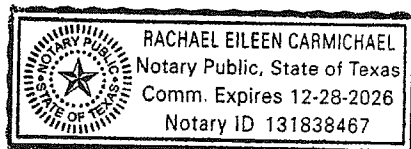
**WCR OWNERS ASSOCIATION, INC., a Texas
non-profit corporation**

By: S. Baldwin
Name: SHANNON BALDWIN
Title: PRINCIPLE

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 29 day of September, 2025
by Shannon Baldwin, Principle of WCR Owners Association, Inc., a Texas non-
profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]
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 - 29923

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: October 07, 2025 10:27 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 - 29923
Receipt Number: 20251007000058
Recorded Date/Time: October 07, 2025 10:27 AM
User: Leslie S
Station: ccl30

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