

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CELINA HILLS RESIDENTIAL COMMUNITY, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR CELINA HILLS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022000151113 AND 2022000097855, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned, being an officer of Celina Hills Residential Community, Inc., a Texas nonprofit corporation (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: Celina Hills.
2. The name of the Association: Celina Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Celina Hills Master Covenant [Residential] recorded under Document No. 20220411000576980, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Celina Hills Development Area Declaration [Residential] (the "Development Area Declaration"), recorded under Document No. 20220411000580700, Official Public Records of Collin County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Celina Hills Residential Community, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Celina Hills Residential Community, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	2805 Dallas Parkway, Suite 400, Plano, Texas 75002
Telephone Number:	469-498-6979
Email Address:	<a href="mailto:hoasupport@paragonpmg.com">hoasupport@paragonpmg.com</a>
7. Website to access the Association's dedicatory instruments:  
<https://paragonpmg.cincwebaxis.com>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00 (all Owners except Subsidiary Homebuilders)

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

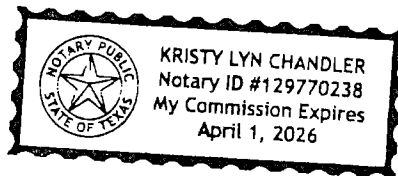
CELINA HILLS RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: 38  
Name: Bobby Samuel  
Title: Vice President

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me this 6 day of March, 2023 by Bobby Samuel, the Vice President of Celina Hills Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



K Chandler  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Celina Hills Master Covenant [Residential], recorded under Document No. 20220411000576980, Official Public Records of Collin County, Texas.
2. Celina Hills Development Area Declaration [Residential] recorded under Document No. 20220411000580700, Official Public Records of Collin County, Texas.
3. Celina Hills Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2023000019610, Official Public Records of Collin County, Texas.
4. Celina Hills Notice of Applicability [Residential], recorded under Document No. 2023000019316, Official Public Records of Collin County, Texas.
5. Celina Hills Community Manual, recorded under Document No. 20220418000610340, Official Public Records of Collin County, Texas.
6. Celina Hills First Supplement to Community Manual, recorded under Document No. 2022000116574, Official Public Records of Collin County, Texas.
7. Celina Hills Notice of Delay of Assessments [Residential], recorded under Document No. 2023000019615, Official Public Records of Collin County, Texas.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000023586

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 08, 2023 08:34 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* 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: 2023000023586  
Receipt Number: 20230307000546  
Recorded Date/Time: March 08, 2023 08:34 AM  
User: Donna F  
Station: Station 12

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX