

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TIMBER CREEK - MCKINNEY HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Timber Creek - McKinney Homeowners Association, Inc. (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Property Owners' Association Management Certificate for Timber Creek - McKinney Homeowners Association, Inc., recorded as Document No. 20200205000164830 in the Official Public Records of Collin County, Texas, and shall control over all previous management certificates recorded for Timber Creek - McKinney Homeowners Association, Inc. in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Timber Creek.
2. The name of the Association: Timber Creek - McKinney Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Timber Creek, recorded under Document No. 2004-0064049 in the Official Public Records of Collin County (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Timber Creek - McKinney Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Insight Association Management
Attn.:	Bruce Crawford
Mailing Address:	275 W. Campbell Road, Suite 620, Richardson, TX 75080
Telephone Number:	214-494-6002
Email Address:	resales@insightam.com

7. Website to access the Association's dedicatory instruments:
www.timbercreek.nabrnetwork.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

HOA Transfer Fee - \$150.00.

Initiation Fee - \$500.00.

Transfer Fee - \$150.00.

Resale Disclosure Package - \$350.00.

Resale Disclosure Update - \$35.00.

Rush Fee - \$100.00.

Expedited Rush Fee - \$200.00.

Custom Questionnaires - \$165.00.

Association Questionnaires - \$125.00.

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

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

[SIGNATURE PAGE FOLLOWS]

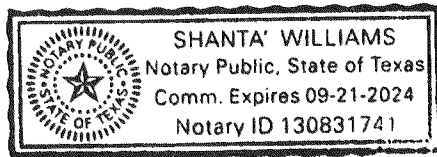
TIMBER CREEK - MCKINNEY HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: Chelsea Faxon-Reeves
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 13th day of October, 2021
by Chelsea Faxon-Reeves President of Timber Creek - McKinney Homeowners Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Timber Creek, recorded as Document No. 2004-0064049, Official Public Records of Collin County, Texas.
2. First Supplement to Declaration for Timber Creek, recorded as Document No. 2004-0091918, Official Public Records of Collin County, Texas.
3. Amendment to Declaration of Timber Creek, recorded as Document No. 2004-0101284, Official Public Records of Collin County, Texas.
4. Assignment of Declarant's Rights Under Declaration of Covenants, Conditions and Restrictions for Timber Creek and Assumption of Declarant's Obligations and Duties, recorded as Document No. 20070418000524300, Official Public Records of Collin County, Texas.
5. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Timber Creek, recorded as Document No. 20100713000715050, Official Public Records of Collin County, Texas.
6. Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Timber Creek [Annexation of Timber Creek, Phase 2 and Phase 2C], recorded as Document No. 20150922001204970, Official Public Records of Collin County, Texas.
7. Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Timber Creek [Annexation of Timber Creek, Phase 3 and Phase 4], recorded as Document No. 20150922001204970, Official Public Records of Collin County, Texas.
8. Timber Creek Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as Document No. 20211015002109900, Official Public Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/20/2021 09:06:56 AM
\$38.00 TBARNETT
20211020002137370

EXHIBIT "A"

TIMBER CREEK - MCKINNEY HOMEOWNERS ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE