

Denton County
Juli Luke
County Clerk

Instrument Number: 144511

ERecordings-RP

MISCELLANEOUS

Recorded On: October 11, 2022 09:27 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 144511
Receipt Number: 20221011000165
Recorded Date/Time: October 11, 2022 09:27 AM
User: Brandon H
Station: Station 10

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TROPHY CLUB TOWN CENTER TOWNHOME COMMUNITY, INC.**

The undersigned, being an officer of Trophy Club Town Center Townhome Community, Inc., 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 Amended and Restated Management Certificate for Trophy Club Town Center Townhome Community, Inc., recorded as Document No. 2021-165444, Official Public Records of Denton County, Texas, that certain Second Amended and Restated Management Certificate for Trophy Club Town Center Townhome Community, Inc., recorded as Document No. 2021-185357, Official Public Records of Denton County, Texas, and that certain Third Amended and Restated Management Certificate for Trophy Club Town Center Townhome Community, Inc., recorded as Document No. 20220405000531, Official Public Records of Denton County, Texas.

1. The name of the subdivision: Trophy Club Town Center Townhomes.
2. The name of the Association: Trophy Club Town Center Townhome Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 7 through 45, Block A, Trophy Club Town Center Addition, a subdivision in Denton County, Texas according to the plat recorded under Document No. 2018-56, Plat Records of Denton County, Texas.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Trophy Club Town Center Townhome Community, Inc., c/o Tamara Moore, Paragon Property Management, 2805 N. Dallas Parkway, Suite 400, Plano, TX 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Trophy Club Town Center Townhome Community, Inc., c/o Paragon Property Management
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-969-7367
Email Address:	hoasupport@paragonpmg.com

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 - \$600.00

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.

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

[SIGNATURE PAGE FOLLOWS]

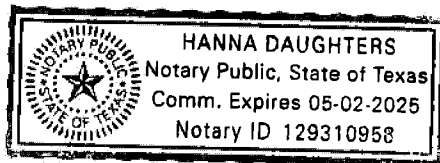
TROPHY CLUB TOWN CENTER TOWNHOME
COMMUNITY, INC., a Texas nonprofit corporation

By: [Signature]
Name: Hanna Gohmert
Title: President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on 17 day of September, 2022,
by Hanna Gohmert, the President of TROPHY CLUB TOWN CENTER
TOWNHOME COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Frank O. Carroll III, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Trophy Club Town Center, recorded as Document No. 2018-50559, Official Public Records of Denton County, Texas.
2. Subordinate Declaration of Covenants, Conditions and Restrictions for Trophy Club Town Center Townhomes, recorded as Document No. 2019-100627, Official Public Records of Denton County, Texas.
3. Trophy Club Town Center Townhomes Community Manual, recorded as Document No. 2019-102898, Official Public Records of Denton County, Texas.
4. Trophy Club Town Center Townhomes Adoption of Working Capital Fee, recorded as Document No. 2020-2548, Official Public Records of Denton County, Texas.
5. First Supplement to Trophy Club Town Center Townhomes Community Manual, recorded as Document No. 2021-159374, Official Public Records of Denton County, Texas.
6. Second Supplement to Trophy Club Town Center Townhomes Community Manual, recorded as Document No. 20220728000653, Official Public Records of Denton County, Texas.