

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MAGNOLIA POINTE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Magnolia Pointe 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:

This certificate amends, restates and replaces in its entirety that certain Amended and Restated Management Certificate of Magnolia Pointe Residential Community, Inc., recorded under Document No. 20211108002281750, Official Public Records of Collin County, Texas, and under Document No. 2021-24936, Official Public Records of Hunt County, Texas.

1. The name of the subdivision: Magnolia Pointe.
2. The name of the Association: Magnolia Pointe Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Collin and Hunt Counties, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Magnolia Pointe, recorded under Document No. 20180802000969790, in the Official Public Records of Collin County, Texas and under Document No. 2021-21546, Official Public Records of Hunt County, Texas (collectively, the "Declaration").
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: Magnolia Pointe Residential Community, Inc., c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Assured Management Incorporated
Mailing Address:	2500 Legacy Drive, Suite 220, Frisco, TX 75034
Attn.:	Margie Maxwell
Telephone Number:	469-480-8000
Email Address:	<u>info@assuredmanagement.com</u>
7. Website to access the Association's dedicatory instruments:  
www.magnoliapointecommunity.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 - \$500.00

Transfer Fee - \$150.00

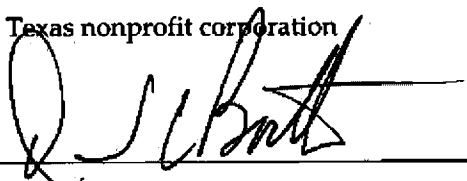
Resale Certificate Fee - \$375.00

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]*

MAGNOLIA POINTE RESIDENTIAL COMMUNITY,  
INC., a Texas nonprofit corporation

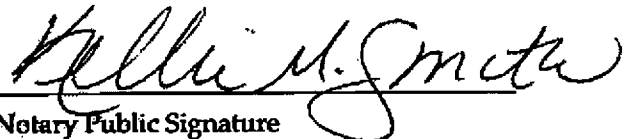
By:   
Name: David Booth  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on 2nd day of September 2022,  
by David Booth, the President of MAGNOLIA POINTE RESIDENTIAL COMMUNITY, INC., a Texas  
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



  
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**

1. Declaration of Covenants, Conditions and Restrictions for Magnolia Pointe, recorded under Document No. 20180802000969790, in the Official Public Records of Collin County, Texas.
2. Magnolia Pointe Recordation of Dedicatory Instruments, recorded under Document No. 2021-21546, Official Public Records of Hunt County, Texas. (Includes the Declaration, Community Manual, and Adoption of Working Capital Assessment.)
3. Magnolia Pointe Community Manual, recorded under Document No. 20180807000989330, Official Public Records of Collin County, Texas.
4. Magnolia Pointe Adoption of Working Capital Assessment, recorded under Document No. 20180807000989160, Official Public Records of Collin County, Texas.
5. Magnolia Pointe Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 20201021001831120, Official Public Records of Collin County, Texas. (Phase 5)
6. Magnolia Pointe First Supplement to Community Manual, recorded under Document No. 20211105002270820, Official Public Records of Collin County, Texas, and under Document No. 2021-24852, Official Public Records of Hunt County, Texas.
7. Magnolia Pointe Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 20210519001014260, Official Public Records of Collin County, Texas. (Phases 6 and 7)
8. Magnolia Pointe Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 20211027002193940, Official Public Records of Collin County, Texas, and under Document No. 2021-23942, Official Public Records of Hunt County, Texas. (Phases 8 & 9)
9. Magnolia Pointe Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2022-21471, Official Public Records of Hunt County, Texas. (Phase 10)
10. First Amendment to Declaration of Covenants, Conditions and Restrictions for Magnolia Pointe, recorded under Document No. 2022000161437 in the Official Public Records of Collin County, Texas, and under Document No. 2022-25932, Official Public Records of Hunt County, Texas.

**ATTACHMENT 1**

MAGNOLIA POINTE RESIDENTIAL COMMUNITY, INC.  
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me and was duly  
RECORDED in the Records of Hunt County, Texas

**2022-26292**

**11/09/2022 11:19:43 AM**



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk  
Hunt, Texas