# AMENDED AND RESTATED MANAGEMENT CERTIFICATE
# OF
# ELLIS RANCH MANORS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Ellis Ranch Manors 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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR ELLIS RANCH MANORS RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 202625279, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

**1.** The name of the subdivision: Ellis Ranch Manors.

**2.** The name of the Association: Ellis Ranch Manors Residential Community, Inc., a Texas nonprofit corporation.

**3.** The recording data for the subdivision: All that certain real property located in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ellis Ranch Manors, recorded in Document No. 202625127, Official Public Records of Ellis County, Texas, as the same may be amended from time to time (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: Ellis Ranch Manors Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.

**6.** The name, mailing address, telephone number, and email address of the person managing the Association:

| | |
|---|---|
| Name: | Ellis Ranch Manors Residential Community, Inc.<br>c/o Neighborhood Management, Inc. |
| Mailing Address: | 1024 S. Greenville Ave, Suite 230<br>Allen, Texas 75002 |
| Attn: | Beverly Coghlan |
| Telephone Number: | 972-359-1548 |
| Email Address: | managementcertificate@nmitx.com |

7. Website to access the Association's dedicatory instruments: www.neighborhoodmanagement.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

Resale Certificate - $375.00

Transfer Fee - $250.00

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.

**ELLIS RANCH MANORS RESIDENTIAL COMMUNITY, INC.,**
a Texas nonprofit corporation

By: _____
Name: Brian Hunnicutt
Title: Secretary / Treasurer

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 28 day of September 2026, by Brian Hunnicutt, Secretary/Treasurer of ELLIS RANCH MANORS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

KRISTY LYN CHANDLER - ID 12977023 - NOTARY PUBLIC - STATE OF TEXAS - EXP. 4/1/2030

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Preston A. Patten, Esq.
Winstead PC
600 W 5th St., Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
ppatten@winstead.com

## ATTACHMENT 1

1. Declaration Of Covenants, Conditions And Restrictions For Ellis Ranch Manors, recorded under Document No. 202625127, in the Official Public Records of Ellis County, Texas.

2. Ellis Ranch Manors Adoption Of Working Capital Assessment, recorded under Document No. 202625244, in the Official Public Records of Ellis County, Texas.

3. Ellis Ranch Manors Community Manual, recorded under Document No. 202625247, in the Official Public Records of Ellis County, Texas.

4. Notice of Plat Recordation for Ellis Ranch Manors, recorded under Document No. 202635594, in the Official Public Records of Ellis County, Texas.

**Ellis County**
**Krystal Valdez**
**Ellis County Clerk**

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**Instrument Number:** 202635607

Real Property Recordings

Recorded On: Oct 01 2026 11:27 AM
Grantor: ELLIS RANCH MANORS RESIDENTIAL COMMUNITY INC
Grantee: PUBLIC THE

Number of Pages: 5
Doc Type: MISCELLANEOUS

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

Total Recording: $37.00

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*************THIS PAGE IS PART OF THE INSTRUMENT*************

**File Information:**

Document Number: 202635607
Receipt Number: 11378
Recorded Date/Time: Oct 01 2026 11:27 AM
User: ACONNOR

**Record and Return To:**

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**STATE OF TEXAS**
**Ellis County**
**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 Ellis County, Texas**

Krystal Valdez
Ellis County Clerk
Ellis County, TX