

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
LADERA PROSPER CONDOMINIUM COMMUNITY, INC.**

**THIS INSTRUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY  
THAT CERTAIN MANAGEMENT CERTIFICATE FOR LADERA PROSPER  
CONDOMINIUM COMMUNITY, INC. RECORDED AS DOCUMENT NO. 2022000132409  
IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.**

The undersigned, being an officer of Ladera Prosper Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Ladera Prosper Condominiums (the "Condominium").
2. The name of the Association: Ladera Prosper Condominium Community, Inc., a Texas non-profit corporation (the "Association").
3. The location of the condominium: 253 Pomona Creek, Prosper, Texas, 75078.
4. The recording data for the declaration: Declaration of Condominium Regime for Ladera Prosper Condominiums, recorded as Document No. 2022000131603 Official Public Records of Collin County, Texas.
5. The mailing address of the Association: Ladera Prosper Condominium Community, Inc., c/o RealManage, LLC, 6400 International Parkway, Suite 1000, Plano, Texas 75093.
6. The name and mailing address of the person managing the Association: Ladera Prosper Condominium Community, Inc., c/o RealManage, LLC, 6400 International Parkway, Suite 1000, Plano, Texas 75093. Attn: Charles Ferris.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 14<sup>th</sup> day of March, 2023

**LADERA PROSPER CONDOMINIUM  
COMMUNITY, INC.,**

a Texas non-profit corporation

By: [Signature]

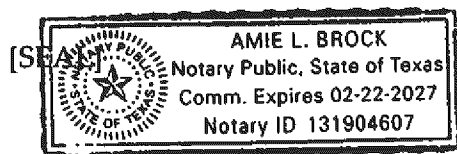
Printed Name: Steve Delio

Title: Director

THE STATE OF TEXAS §

COUNTY OF Denton §

This instrument was acknowledged before me on 14<sup>th</sup> day of March, 2023, by Steve Delio Resident of Ladera Prosper Condominium Community, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead, PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701

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

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**Instrument Number:** 2023000026384

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 14, 2023 04:21 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 2023000026384  
Receipt Number: 20230314000580  
Recorded Date/Time: March 14, 2023 04:21 PM  
User: Abby H  
Station: Station 4

**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