

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CELINA HILLS TOWNHOME ASSOCIATION, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR CELINA HILLS TOWNHOME ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022000151114 AND 2022000097854, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned, being an officer of Celina Hills Townhome Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Celina Hills.
2. The name of the Association: Celina Hills Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Celina Hills Master Covenant [Residential] recorded under Document No. 20220411000576980, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Celina Hills Development Area Declaration [Townhomes] (the "Development Area Declaration"), recorded under Document No. 20220411000580830, Official Public Records of Collin County, Texas, by the Recording of one or more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Celina Hills Townhome Association, Inc., c/o Paragon Property Management Group, 2805 Dallas Parkway, Suite 400, Plano, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Celina Hills Townhome Association, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	2805 Dallas Parkway, Suite 400, Plano, Texas 75002
Telephone Number:	469-498-6979
Email Address:	info@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 (Master) - \$250.00 (all Owners *except* Subsidiary Homebuilders)

Working Capital Townhome Assessment - \$300.00 (non-Homebuilder buyers)

Working Capital Townhome Assessment - \$250.00 (Homebuilder)

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.

[SIGNATURE PAGE FOLLOWS]

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

CELINA HILLS TOWNHOME ASSOCIATION, INC.,
a Texas nonprofit corporation

By: [Signature]

Name: BOBBY SAMUEL

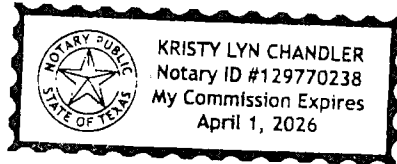
Title: Vice President

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me this 6 day of March, 2023 by Bobby Samuel, the Vice President of Celina Hills Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
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

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Celina Hills Master Covenant [Residential], recorded under Document No. 20220411000576980, Official Public Records of Collin County, Texas.
2. Celina Hills Development Area Declaration [Townhomes] recorded under Document No. 20220411000580830, Official Public Records of Collin County, Texas.
3. Celina Hills Amended and Restated Adoption of Working Capital Assessment [Residential], recorded under Document No. 2023000019610, Official Public Records of Collin County, Texas.
4. Celina Hills Amended and Restated Adoption of Working Capital Assessment [Townhomes], recorded under Document No. 2023000023549, Official Public Records of Collin County, Texas.
5. Celina Hills Notice of Applicability [Townhomes], recorded under Document No. 2023000019318, Official Public Records of Collin County, Texas.
6. Celina Hills Townhome Community Manual, recorded under Document No. 20220418000610380, Official Public Records of Collin County, Texas.
7. Celina Hills First Supplement to Townhome Community Manual, recorded under Document No. 2022000116601, Official Public Records of Collin County, Texas.
8. Celina Hills Notice of Delay of Assessments [Residential], recorded under Document No. 2023000019615, Official Public Records of Collin County, Texas.
9. Celina Hills Notice of Exemption of Assessments [Townhomes] [Subsidiary Homebuilder], recorded under Document No. 2023000019609, Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000023742

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 08, 2023 09:45 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 2023000023742
Receipt Number: 20230308000131
Recorded Date/Time: March 08, 2023 09:45 AM
User: Matthew M
Station: Station 10

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