

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
VILLAS AT SOUTHGATE TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Villas at Southgate Townhome Association, 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 Second Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2021-165498, in the Official Public Records of Denton County, Texas, and as Document No. D221263403, in the Official Public Records of Tarrant County, Texas, that certain Third Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2021-185433, in the Official Public Records of Denton County, Texas, and as Document No. D221294223, in the Official Public Records of Tarrant County, Texas, Fourth Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2022-97384, in the Official Public Records of Denton County, Texas, and as Document No. D222088418, in the Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: Villas at Southgate.
2. The name of the association: Villas at Southgate Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Denton and Tarrant Counties, Texas, as described on Exhibit "A" to that certain Villas at Southgate Master Covenant [Residential] recorded under Document No. 2018-111641, Official Public Records of Denton County, and under Document No. D218209489, Official Public Records of Tarrant County, as the same may be amended from time to time (the "Covenant"), and those certain Notices of Applicability as more particularly described on Attachment 1.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Villas at Southgate Townhome Association, Inc., c/o Tamara Moore, Paragon Property Management Group, LLC, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Villas at Southgate Townhome Association, Inc., c/o  
Paragon Property Management Group  
Mailing Address: 2805 North Dallas Parkway, Suite 400, Plano, TX 75093  
Attn.: Tamara Moore  
Telephone Number: 469-969-7367  
Email Address: [hoasupport@paragonpmg.com](mailto: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 - \$460.00

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]

Unofficial Copy

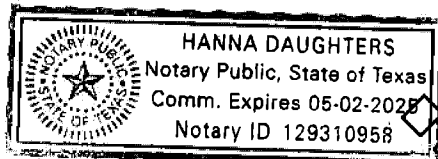
VILLAS AT SOUTHGATE TOWNHOME  
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]  
Printed Name: Hanna Daughters  
Title: President

STATE OF TEXAS           §  
COUNTY OF Collin   §

This instrument was acknowledged before me this 10 day of November, 2022 by Hanna Daughters President of Villas at Southgate Townhome Association, 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****RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Villas at Southgate Master Covenant [Residential], recorded as Document No. 2018-111641, Official Public Records of Denton County, Texas, and as Document No. D218209489, Official Public Records of Tarrant County, Texas.
2. Villas at Southgate Development Area Declaration [Townhomes], recorded as Document No. 2018-112238, Official Public Records of Denton County, Texas, and as Document No. D218210592, Official Public Records of Tarrant County, Texas.
3. Villas at Southgate First Amendment to Development Area Declaration [Townhomes], recorded as Document No. 2019-24735, Official Public Records of Denton County, Texas, and as Document No. D219045744, Official Public Records of Tarrant County, Texas.
4. Villas at Southgate Notice of Applicability [Townhomes], recorded as Document No. 2018-113029, Official Public Records of Denton County, Texas, and as Document No. D218212116, Official Public Records of Tarrant County, Texas.
5. Villas at Southgate – Notice of Reduction of Assessments [Townhomes], recorded as Document No. 2018-118279, Official Public Records of Denton County, Texas, and as Document No. D218223112, Official Public Records of Tarrant County, Texas.
6. Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Detention Facilities and Central Parks, recorded as Document No. 2020-155122, Official Public Records of Denton County, Texas, and as Document No. D220250936, Official Public Records of Tarrant County, Texas.
7. Villas at Southgate Townhome Community Manual, recorded as Document No. 2018-113059, Official Public Records of Denton County, Texas, and as Document No. D218212184, Official Public Records of Tarrant County, Texas.
8. Non-Material Correction Instrument to Villas at Southgate Townhome Community Manual, recorded as Document No. 2018-130866, Official Public Records of Denton County, Texas, and as Document No. D218247409, Official Public Records of Tarrant County, Texas.
9. Villas at Southgate First Supplement to Townhome Community Manual, recorded as Document No. 2021-159367, Official Public Records of Denton County, Texas, and as Document No. D221253912, Official Public Records of Tarrant County, Texas.
10. Villas at Southgate Second Supplement to Townhome Community Manual, recorded as Document No. 2022-110479, Official Public Records of Denton County, Texas, and as Document No. D222189635, Official Public Records of Tarrant County, Texas.

**ATTACHMENT 1**

VILLAS AT SOUTHGATE TOWNHOME ASSOCIATION, INC.  
FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE