

AFTER RECORDING RETURN TO:

Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF CELINA PARKSIDE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by the Celina Parkside Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Forestar (USA) Real Estate Group, Inc a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Celina Parkside Homeowners Association, Inc., dated September 18, 2015 (the "Declaration") recorded as Document Number 20150918001190510 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Celina Parkside Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20150918001190510 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

Recorded as a COURTESY
-without review by RMWBH

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Celina Parkside Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://celinaparkside.nabrnetwork.com>.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Celina Parkside Homeowners Association, Inc. a
Texas non-profit corporation.

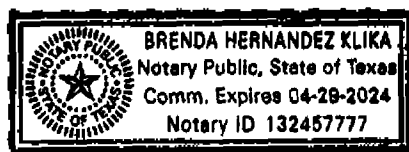
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Celina Parkside Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Celina Parkside recorded in the Map or Plat Records of Collin County

- Phase I
Filed in Collin County, Texas
Document No. 20150828010003160 Book- 2015 Page- 503
- Error of Omission
Filed in Collin County, Texas
Document No. 20150911001158120
- Phase II
Filed in Collin County, Texas
Document No. 20160929010003980 Book- 2016 Page- 687

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Celina Parkside Homeowners Association, Inc. recorded with
Collin County

- a. Original Declaration recorded under Document No. 20150918001190510, Official Public Records of Collin County, Texas.
- b. Community Manual recorded under Document No. 20150922001203590, Official Public Records of Collin County, Texas.
- c. Notice of Plat Recordation recorded under Document No. 20150921001198570, Official Public Records of Collin County, Texas.
- d. Adoption of Working Capital Assessment recorded under Document No. 20150921001198030, Official Public Records of Collin County, Texas.
- e. Addition to Declaration recorded under Document No. 20161227001753210, Official Public Records of Collin County, Texas.
- f. Addition of Land to Parkside recorded under Document No. 20161026001449600, Official Public Records of Collin County, Texas.
- g. 1st Supplement recorded under Document No. 20171204001602740, Official Public Records of Collin County, Texas.
- h. 2nd Supplement recorded under Document No. 20171214001652570, Official Public Records of Collin County, Texas.
- i. 3rd Supplement recorded under Document No. 20180406000423360, Official Public Records of Collin County, Texas.
- j. 4th Supplement recorded under Document No. 20180813001013010, Official Public Records of Collin County, Texas.
- k. 5th Supplement recorded under Document No. 20190429000461540, Official Public Records of Collin County, Texas.
- l. First Amendment to Declaration recorded under Document No. 20180801000962760, Official Public Records of Collin County, Texas.

Exhibit C
[Description and Fees Associated to Transfer of Title]

Management Fees

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|---|----------|
| 1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents)..... | \$430.00 |
| 2. Resale Disclosure (TREC Form) and Association Documents..... | \$375.00 |
| 3. Resale Disclosure Update..... | \$75.00 |
| 4. Transfer Fee..... | \$250.00 |
| 5. 5 Day Rush Fee..... | \$75.00 |
| 6. 3 Day Rush Fee..... | \$100.00 |
| 7. 1 Day Expedited Rush Fee..... | \$200.00 |
| 8. Custom Questionnaires..... | \$165.00 |
| 9. Association Questionnaires..... | \$125.00 |

Association Fees

| | |
|--------------------------------------|----------|
| 1. Working Capital Contribution..... | \$300.00 |
| 2. HOA Transfer Fee..... | \$300.00 |



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 08:52:57 AM
\$42.00 AHASIK
20210902001787730

Stacey Kemp