

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PARK VISTA RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Park Vista Residential Community, 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 Management Certificate of Park Vista Residential Community, Inc. recorded as Document No. 20200609000853700, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Park Vista.
2. The name of the association: Park Vista Residential Community, 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 Park Vista Master Covenant [Residential] recorded as Document No. 20200608000843120, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Covenant**"), and that certain Park Vista Development Area Declaration [Residential] recorded as Document No. 20200608000845470, Official Public Records of Collin County, Texas, by the Recording of one more Notices of Applicability.
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 Park Vista 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:	Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Telephone Number:	972-359-1548
Email Address:	managementcertificate@nmitx.com
7. Website to access the association's dedicatory instruments:  
<https://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 - \$400.00.

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Update Fee – Free up to 14 days. Updates from 14 to 180 days - \$100.00 + \$5.00 Homewise Fee

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]*

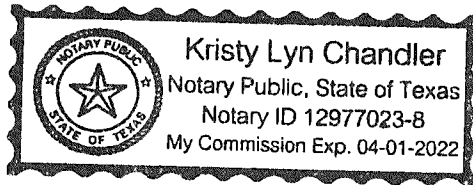
PARK VISTA TOWNHOME ASSOCIATION, INC., a  
Texas nonprofit corporation

By: 38  
Bobby Samuel, Vice President

STATE OF TEXAS           §  
COUNTY OF Collin   §

This instrument was acknowledged before me this 25 day of August, 2021 by  
Bobby Samuel, Vice President, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler  
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. Park Vista Master Covenant [Residential], recorded as Document No. 20200608000843120, Official Public Records of Collin County, Texas.
2. Park Vista Development Area Declaration [Townhomes] recorded as Document No. 20200608000845480, Official Public Records of Collin County, Texas.
3. Park Vista Adoption of Working Capital Assessment, recorded as Document No. 20200608000845460, Official Public Records of Collin County, Texas.
4. Park Vista Adoption of Working Capital Townhome Assessment, recorded as Document No. 20200609000849420, Official Public Records of Collin County, Texas.
5. Park Vista Townhome Community Manual, recorded as Document No. 20200618000922870, Official Public Records of Collin County, Texas.
6. Park Vista Notice of Applicability [Townhomes] recorded as Document No. 20200609000849440, Official Public Records of Collin County, Texas.
7. Park Vista Townhome First Supplement to Community Manual, recorded as Document No. 20210831001773310, Official Public Records of Collin County, Texas.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/22/2021 03:24:30 PM  
\$38.00 AHASIK  
20210922001936430

## ATTACHMENT 1

PARK VISTA TOWNHOME ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE