

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
TWIN CREEKS WATTERS RESIDENTIAL COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR TWIN CREEKS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022000155868 AND 2023000032455, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Twin Creeks Watters Residential Community, 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:     Twin Creeks Watters.
2.     The name of the Association:     Twin Creeks Watters 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 Twin Creeks Watters Master Covenant [Residential] recorded under Document No. 2022000130319, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Covenant**"), and to that certain Twin Creeks Watters Development Area Declaration [Residential] (the "**Development Area Declaration**"), recorded under Document No. 2022000143054, Official Public Records of Collin County, Texas, by the Recording of one more Notices of Applicability pursuant to *Section 9.5* of the Covenant.
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 Twin Creeks Watters Residential Community, Inc., c/o Paragon Property Management Group, 5501 Headquarters Dr., Ste. 220W, Plano, Texas 75024.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Twin Creeks Watters Residential Community, Inc., c/o  
Paragon Property Management Group  
Attn.: Tamara Moore  
Mailing Address: 5501 Headquarters Dr., Ste. 220W, Plano, Texas 75024  
Telephone Number: 469-498-6979  
Email Address: [info@paragonpmg.com](mailto: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 - \$250.00 (non-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.

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

[SIGNATURE PAGE FOLLOWS]

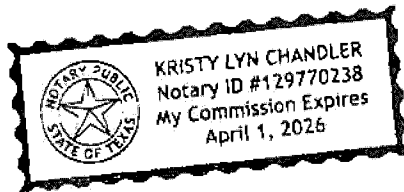
**TWIN CREEKS WATTERS RESIDENTIAL  
COMMUNITY, INC., a Texas nonprofit corporation**

By:   
Name: Bobby Samuel  
Title: Vice President

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me this 12 day of September, 2023 by Bobby Samuel, the Vice President of Twin Creeks Watters Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



  
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. Twin Creeks Watters Master Covenant [Residential], recorded under Document No. 2022000130319, Official Public Records of Collin County, Texas.
  - A. Twin Creeks Watters First Amendment to Master Covenant [Residential], recorded under Document No. 2022000136702, Official Public Records of Collin County, Texas.
2. Twin Creeks Watters Development Area Declaration [Residential] recorded under Document No. 2022000143054, Official Public Records of Collin County, Texas.
3. Twin Creeks Watters Adoption of Working Capital Assessment, recorded under Document No. 2022000144169, Official Public Records of Collin County, Texas.
4. Twin Creeks Watters Notice of Applicability [Residential], recorded under Document No. 2022000160324, Official Public Records of Collin County, Texas.
5. Twin Creeks Watters Community Manual, recorded under Document No. 2022000155170, Official Public Records of Collin County, Texas.
  - A. Twin Creeks Watters First Supplement to Community Manual, recorded under Document No. 2023000112076, Official Public Records of Collin County, Texas.
6. Twin Creeks Watters Notice of Delay of Assessments, recorded under Document No. 2023000032150, Official Public Records of Collin County, Texas.
7. Twin Creeks Watters Notice of Service Area [Service Area No. 1], recorded under Document No. 2023000112093, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2023000112391

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 29, 2023 08:32 AM

Number of Pages: 5

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

Total Recording: \$38.00

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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: 2023000112391  
Receipt Number: 20230928000429  
Recorded Date/Time: September 29, 2023 08:32 AM  
User: Patricia B  
Station: Station 5

**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