

**MANAGEMENT CERTIFICATE
OF
PLANO GATEWAY TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Plano Gateway Townhome Association, Inc., a Texas non-profit corporation (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: Plano Gateway.
2. The name of the Association: Plano Gateway Townhome Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Plano Gateway, recorded under Document No. 2025000136915 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Plano Gateway Townhome Association, Inc., c/o Paragon Property Management Group, 5501 Headquarters Drive, Suite 220W, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Paragon Property Management Group
Mailing Address:	5501 Headquarters Drive, Suite 220W, Plano, Texas 75093
Attn.:	Taylor Chamberlain
Telephone Number:	469-498-6979
Email Address:	<u>tchamberlain@paragonpmg.com</u>
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 - \$500.00

Transfer Fee - \$304.00

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PLANO GATEWAY TOWNHOME ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

Resale Certificate - \$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.

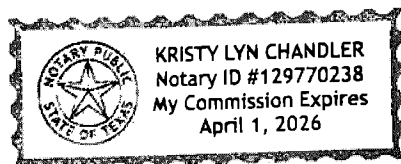
PLANO GATEWAY TOWNHOME ASSOCIATION, INC.,
a Texas non-profit corporation

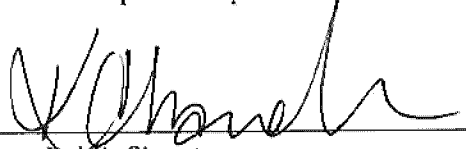
By: 
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 15 day of October, 2025 by Bobby Samuel, the Vice President of Plano Gateway Townhome Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Preston A. Patten, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com and
ppatten@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Plano Gateway, recorded under Document No. 2025000136915, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Plano Gateway Community Manual, recorded as Document No. 2025000136972 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. Plano Gateway Adoption of Working Capital Assessment, recorded as Document No. 2025000136961 in the Official Public Records of Collin County, Texas.

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

Instrument Number: 2025000137081

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 23, 2025 09:18 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2025000137081
Receipt Number: 20251023000219
Recorded Date/Time: October 23, 2025 09:18 AM
User: Jennifer W
Station: Station 4

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

