

Denton County
Juli Luke
County Clerk

Instrument Number: 135340

ERecordings-RP

CERTIFICATE

Recorded On: December 02, 2025 03:54 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

***** 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: 135340
Receipt Number: 20251202000612
Recorded Date/Time: December 02, 2025 03:54 PM
User: Maria L
Station: Station 17

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MOSAIC COMMUNITY ASSOCIATION, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF MOSAIC COMMUNITY ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2025-68646, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR MOSAIC COMMUNITY ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Mosaic Community 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: Mosaic.
2. The name of the Association: Mosaic Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Mosaic Master Covenant [Residential], recorded under Document No. 2023-55238, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Covenant").
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: Mosaic Community Association, Inc., c/o Capital Consultants Management Company, Attn: Brett Wiklund, Vice President, 7800 Dallas Parkway #450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Company
Mailing Address:	Attn: Brett Wiklund, Vice President 7800 Dallas Parkway #450 Plano, Texas 75024
Telephone Number:	469-246-3500
Email Address:	bwiklund@ccmcnet.com
7. Website to access the Association's dedicatory instruments: <https://ccmcnet.com>.

MOSAIC COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Community Enhancement Fee – The Transfer Price multiplied by three-tenths of one percent (0.3%) (as such capitalized term is defined in the Community Enhancement Covenant, recorded in the Official Public Records of Denton County, Texas).

Working Capital Assessment (All Lots and Condominium Units) – 6 months of Regular Assessments for current fiscal year

Working Capital Assessment (Townhome Lots in Phase 1C) – 6 months of Regular Assessments for current fiscal year + 6 months of Service Area Assessments attributable to the Phase 1C Service Area for current fiscal year

Working Capital Assessment (Townhome Lots in Phase 2A) - 6 months of Regular Assessments for current fiscal year + 6 months of Service Area Assessments attributable to the Phase 2A Service Area for current fiscal year

Lender Questionnaire - \$200.00 per questionnaire for standard format.
\$300.00 per questionnaire for custom format.

Resale Disclosure / Lien Estoppel - \$375.00 per lot.
(\$50.00 per lot for Developer to Builder.)

Resale Disclosure Update - \$75.00.

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.

MOSAIC COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____

Kristin Sherrill, Vice President

STATE OF TEXAS §

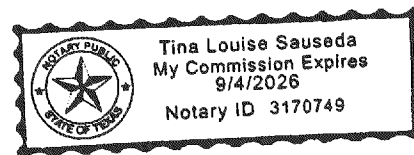
COUNTY OF Collin §

This instrument was acknowledged before me this 2ND day of December, 2025, by Kristin Sherrill, Vice President of Mosaic Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Tina Louise Sauseda

Notary Public Signature



AFTER RECORDING RETURN TO:

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

MOSAIC COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Mosaic Master Covenant [Residential], recorded as Document No. 2023-55238, Official Public Records of Denton County, Texas.
 - A. Mosaic First Amendment to Master Covenant [Residential], recorded as Document No. 2024-2464, Official Public Records of Denton County, Texas.
2. Mosaic Development Area Declaration [Residential], recorded as Document No. 2023-55570, Official Public Records of Denton County, Texas.
3. Mosaic Development Area Declaration [Townhomes], recorded as Document No. 2023-55580, Official Public Records of Denton County, Texas.
 - A. First Amendment Development Area Declaration [Townhomes] for Mosaic, recorded as Document No. 2024-108187, Official Public Records of Denton County, Texas.
4. Mosaic Community Manual [Residential], recorded as Document No. 2023-55560, Official Public Records of Denton County, Texas.
 - A. Mosaic First Supplement to Community Manual, recorded as Document No. 2023-110818, Official Public Records of Denton County, Texas.
 - B. Mosaic Second Supplement to Community Manual, recorded as Document No. 2024-120601, Official Public Records of Denton County, Texas.
 - C. Mosaic Third Supplement to Community Manual, recorded as Document No. 2025-68526, Official Public Records of Denton County, Texas.
5. Mosaic Community Enhancement Covenant [Residential], recorded as Document No. 2023-55579, Official Public Records of Denton County, Texas.
 - A. Mosaic First Amendment to Community Enhancement Covenant [Residential], recorded as Document No. 2024-2466, Official Public Records of Denton County, Texas.
6. Mosaic Adoption of Working Capital Assessment, recorded as Document No. 2023-55539, Official Public Records of Denton County, Texas.
7. Mosaic Notice of Applicability [Residential] [Phase 1A], recorded as Document No. 2023-110825, Official Public Records of Denton County, Texas.
8. Mosaic Village Design Guidelines [Mosaic Phase 1A], recorded as Document No. 2023-110824, Official Public Records of Denton County, Texas.

MOSAIC COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

- A. Mosaic First Amendment to Village Design Guidelines [Mosaic Phase 1A], recorded as Document No. 2024-32058, Official Public Records of Denton County, Texas.
9. Mosaic Notice of Applicability [Residential] [Phase 1B], recorded as Document No. 2023-110823, Official Public Records of Denton County, Texas.
 10. Mosaic Village Design Guidelines [Mosaic Phase 1B], recorded as Document No. 2023-110838, Official Public Records of Denton County, Texas.
 11. Mosaic Notice of Applicability [Residential] [Phase 1C], recorded as Document No. 2023-134405, Official Public Records of Denton County, Texas.
 12. Mosaic Notice of Applicability [Townhomes] [Phase 1C], recorded as Document No. 2023-134406, Official Public Records of Denton County, Texas.
 13. Mosaic Village Design Guidelines [Mosaic Phase 1C], recorded as Document No. 2023-134410, Official Public Records of Denton County, Texas.
 14. Mosaic Notice of Applicability [Residential] [Phase 2A], recorded as Document No. 2025-3934, Official Public Records of Denton County, Texas.
 15. Mosaic Notice of Applicability [Townhomes] [Phase 2A], recorded as Document No. 2025-3935, Official Public Records of Denton County, Texas.
 16. Mosaic Village Design Guidelines [Mosaic Phase 2A], recorded as Document No. 2025-3942, Official Public Records of Denton County, Texas.
 17. Mosaic Notice of Applicability [Residential] [Phase 2B], recorded as Document No. 2025-3933, Official Public Records of Denton County, Texas.
 18. Mosaic Village Design Guidelines [Mosaic Phase 2B], recorded as Document No. 2025-4099, Official Public Records of Denton County, Texas.
 19. Notice of Declarant Designation of Mosaic Reviewer, recorded as Document No. 2025-16716, Official Public Records of Denton County, Texas.
 20. Mosaic Adoption of Supplemental Working Capital Assessment [Phase 1C Townhomes], recorded as Document No. 2025-18045, Official Public Records of Denton County, Texas.
 21. Mosaic Adoption of Supplemental Working Capital Assessment [Phase 2A Townhomes], recorded as Document No. 2025-18046, Official Public Records of Denton County, Texas.
 22. Mosaic Notice of Applicability [Townhomes] [Phase 2C], recorded as Document No. 2025-36792, Official Public Records of Denton County, Texas.
 23. Mosaic Notice of Applicability [Residential] [Phase 2C], recorded as Document No. 2025-36793, Official Public Records of Denton County, Texas.

MOSAIC COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

24. Mosaic Village Design Guidelines [Mosaic Phase 2C], recorded as Document No. 2025-36791, Official Public Records of Denton County, Texas.
25. Mosaic Resident Design Guidelines, recorded as Document No. 2025-46222, Official Public Records of Denton County, Texas.
26. Mosaic Notice of Applicability [Residential] [Phase 3C], recorded as Document No. 2025-135314, Official Public Records of Denton County, Texas.
27. Mosaic Village Design Guidelines [Mosaic Phase 3C], recorded as Document No. 2025-135318, Official Public Records of Denton County, Texas.

MOSAIC COMMUNITY ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE