

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 FOR
ELDORADO POINTE COMMUNITY ASSOCIATION, INC.**

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

WITNESSETH

WHEREAS, U.S. Home Corporation, a Delaware corporation ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Eldorado Pointe Community Association, Inc., dated July 1, 1996 (the "Declaration") recorded under Clerk's File No. 19960812000684580 of the Real Property 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 Eldorado Pointe Community 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 No. 19960812000684580 of the in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

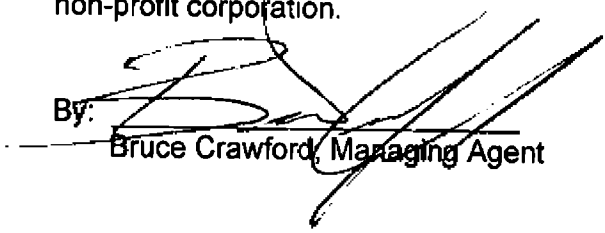
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Eldorado Pointe Community Association, Inc., c/o Insight Association Management, 275 W. Campbell Rd., Suite 620 Richardson, TX 75080. The Association's managing agent is 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 www.eldoradopointe.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:

Eldorado Pointe Community Association, Inc. a Texas non-profit corporation.

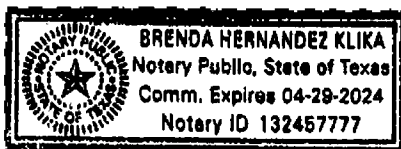
By:


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 Eldorado Pointe Community 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 Eldorado Pointe recorded in the Map or Plat Records of Collin County

- Eldorado Pointe #1
Filed in Collin County, Texas
Document No. J/302 19960717000596990
- Eldorado Pointe #2
Filed in Collin County, Texas
Document No. J/873 19970819000680070
- Eldorado Pointe #3
Filed in Collin County, Texas
Document No. K/582 19980902000969660

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Eldorado Pointe Community Association, Inc. recorded with Collin County

- a. Restrictions recorded under Document No. 19960812000684580, Official Public Records of Collin County, Texas.
- b. Amendment to Declaration recorded under Document No. 19960927000837630, Official Public Records of Collin County, Texas.
- c. Supplemental Declaration (El Dorado Pointe, Ph II) recorded under Document No. 19970819000680060, Official Public Records of Collin County, Texas.
- d. Supplemental Declaration (El Dorado Pointe, Ph III) recorded under Document No. 19980902000969680, Official Public Records of Collin County, Texas.
- e. First Amendment to Declaration recorded under Document No. 19991028001329230, Official Public Records of Collin County, Texas.
- f. Rescission of First Amendment to Declaration recorded under Document No. 19991214001504720, Official Public Records of Collin County, Texas.
- g. Second Amendment to Declaration recorded under Document No. 1991214001504730, Official Public Records of Collin County, Texas.
- h. Articles of Incorporation/Policies recorded under Document No. 20000619000631460, Official Public Records of Collin County, Texas.
- i. Policies recorded under Document No. 20031027002126460, Official Public Records of Collin County, Texas.
- j. 1st Supplemental recorded under Document No. 20040129000131270, Official Public Records of Collin County, Texas.
- k. 2nd Supplemental recorded under Document No. 20081230001456680, Official Public Records of Collin County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Eldorado Pointe Community Association, Inc. recorded with Collin County

- l. 3rd Supplemental recorded under Document No. 20120117000048430, Official Public Records of Collin County, Texas.
- m. 4th Supplemental recorded under Document No. 20120426000485850, Official Public Records of Collin County, Texas.
- n. 5th Supplemental recorded under Document No. 20191125001503800, Official Public Records of Collin County, Texas.
- o. 6th Supplemental recorded under Document No. 20200812001308790, Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

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



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 08:44:05 AM
\$46.00 AHASIK
20210902001787630

Stacey Kemp