

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TWIN CREEKS WATTERS TOWNHOME ASSOCIATION, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR TWIN CREEKS WATTERS TOWNHOME ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022000155320 AND 2023000032456, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Twin Creeks Watters Townhome Association, 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 Townhome Association, 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 [Townhomes] (the "**Development Area Declaration**"), recorded under Document No. 2022000143053, Official Public Records of Collin County, Texas, by the Recording of one more Notices of Applicability pursuant to *Section 9.5* of the Covenant and *Section 9.1* of the Development Area Declaration.
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 Townhome Association, Inc., c/o Paragon Property Management Group, 5501 Headquarters Drive, Suite 220W, Plano, Texas 75024.

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

Name: Twin Creeks Watters Townhome Association, Inc., c/o
Paragon Property Management Group
Attn.: Tamara Moore
Mailing Address: 5501 Headquarters Dr., Ste. 220W, Plano, TX 75024
Telephone Number: 469-498-6979
Email Address: 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)

Working Capital Townhome Assessment - \$300.00 (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.

[SIGNATURE PAGE FOLLOWS]

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

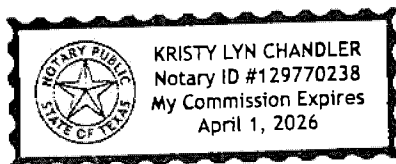
**TWIN CREEKS WATTERS TOWNHOME
ASSOCIATION, INC.,** a Texas nonprofit corporation

By: 38
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 Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



K 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. 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 [Townhomes] recorded under Document No. 2022000143053, 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 Townhome Community Manual, recorded under Document No. 2022000144161, Official Public Records of Collin County, Texas.
 - A. Twin Creeks Watters First Supplement to Townhome Community Manual, recorded under Document No. 2023000112078, Official Public Records of Collin County, Texas
5. Twin Creeks Watters Notice of Applicability [Townhomes], recorded under Document No. 2022000160319, Official Public Records of Collin County, Texas.
6. Twin Creeks Watters Amended and Restated Adoption of Working Capital Townhome Assessment, recorded under Document No. 2023000032145, Official Public Records of Collin County, Texas.
7. Twin Creeks Watters Notice of Exemption of Townhome Assessments and Working Capital Townhome Assessment, recorded under Document No. 2023000032153, Official Public Records of Collin County, Texas.

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

Instrument Number: 2023000112392

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 29, 2023 08:34 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 2023000112392
Receipt Number: 20230928000431
Recorded Date/Time: September 29, 2023 08:34 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