

FIRST AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CRESCENT HILL RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of the Crescent Hill Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF CRESCENT HILL RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2024000056366, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR CRESCENT HILL RESIDENTIAL COMMUNITY, INC. IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Crescent Hill.
2. The name of the Association: Crescent Hill Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Crescent Hill recorded under Document No. 2024000056204 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: Crescent Hill Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Mandy Lindsey, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:  
  
Name: Neighborhood Management, Inc.  
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002  
Attn: Mandy Lindsey  
Telephone Number: 972-359-1548  
Email Address: [msutherland@nmitx.com](mailto:msutherland@nmitx.com)
7. Website to access the Association's dedicatory instruments:  
[www.neighborhoodmanagement.com](http://www.neighborhoodmanagement.com).
8. Amount and description of fees related to property transfer in the subdivision:

- Working Capital Assessment: \$600.00.
- HOA Transfer Fee is \$250.00.

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- Resale Certificate Fee: \$ 250.00.
- Common Area Reserve Assessment: \$600.00

*[SIGNATURE PAGE FOLLOWS]*

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

CRESCENT HILL RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: 

Name: Grant Deulin

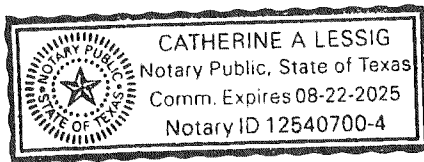
Title: Board President

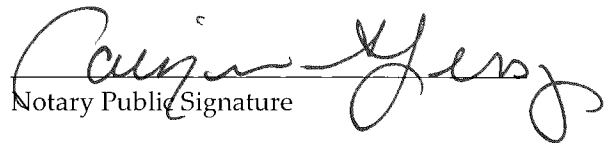
THE STATE OF TEXAS §

COUNTY OF Tarrant §

This instrument was acknowledged before me on 8<sup>th</sup> day of May, 2025, by Grant Deulin the Board President of Crescent Hill Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Mark D. Grobmyer, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [mgrobmyer@winstead.com](mailto:mgrobmyer@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Crescent Hill recorded under Document No. 2024000056204, Official Public Records of Collin County, Texas.
2. Crescent Hill Community Manual, recorded under Document No. 2024000056283, Official Public Records of Collin County, Texas.
3. Crescent Hill Notice of Plat Recordation, recorded under Document No. 2025000056683, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2025000057293

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 09, 2025 10:23 AM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2025000057293

Receipt Number: 20250509000012

Recorded Date/Time: May 09, 2025 10:23 AM

User: Dwayne K

Station: Station 11

**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

