

THE V ILLAGE AT MIDTOWNE

THE VILLAGE AT MIDTOWNE TOWNHOME ASSOCIATION, INC. MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
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COUNTY OF ELLIS §

The undersigned, being the Managing Agent for The Village at Midtowne Townhome Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Village at Midtowne Townhomes.
2. Name of Association: The name of the Association is The Village at Midtowne Townhome Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 2 – 16, Block 1, and Lots 1 – 16, Block 9, Midlothian Midtowne Phase 10, a subdivision in Ellis County, Texas, according to the map or plat thereof recorded under File No. 2413167 of the Map or Plat Records of Ellis County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for The Village at Midtowne, Ellis County Clerk’s File No. 2420171.
 - b. Declaration of Covenants, Conditions, and Restrictions for The Village at Midtowne Townhomes, Ellis County Clerk’s File No. 2422268.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Village at Midtowne Townhome Association, Inc. c/o Paragon Property Management Group, LLC, 5501 Headquarters Drive, Ste. 220W, Plano, Texas 75024.
6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Paragon Property Management Group, LLC; Address: 5501 Headquarters Drive, Ste., 220W, Plano, Texas 75024; Phone Number: 469-696-7367; Email Address: hoasupport@paragonmg.com
7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: <https://paragonpmg.cincwebaxis.com/>.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$304.00
Capitalization Fee	The Capitalization Fee for 2024 is \$350.00. For future years, the Capitalization Fee must be verified with the Association.
The Village at Midtowne Community Association, Inc. Capitalization Fee	100% of the then-current Annual Assessment charged to members of The Village at Midtowne Community Association, Inc. Some exemptions may apply. The Village at Midtowne Community Association, Inc. Capitalization Fee for 2024 is \$725.00. For future years, The Village at Midtowne Community Association, Inc. Capitalization Fee must be verified with the Association.

[SIGNATURE PAGE FOLLOWS]

Executed on this 6th day of August, 2024.

THE VILLAGE AT MIDTOWNE TOWNHOME
ASSOCIATION, INC.

By: Paragon Property Management Group, LLC,
Managing Agent

By: [Signature]
Printed: Steve Schermerhorn
Its: President

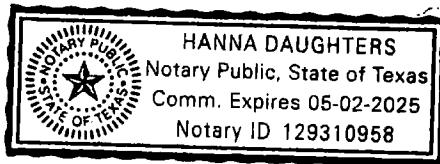
*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 6 day of August, 2024 personally appeared Steve Schermerhorn the President of Paragon Property Management Group, LLC, Managing Agent for The Village at Midtowne Townhome Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas



[Signature]