

Denton County
Juli Luke
County Clerk

Instrument Number: 77673

ERecordings-RP

CERTIFICATE

Recorded On: July 15, 2025 12:49 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 77673
Receipt Number: 20250715000383
Recorded Date/Time: July 15, 2025 12:49 PM
User: Michael T
Station: Station 34

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
PROSPER RIDGE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Prosper Ridge Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), 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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR PROSPER RIDGE RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2025-61859, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Prosper Ridge.
2. The name of the Association: Prosper Ridge Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Prosper Ridge, recorded under Document No. 2025-61643 in the Official Public Records of Denton 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: Prosper Ridge Residential Community, Inc., c/o Paragon Property Management Group, 5501 Headquarters Drive, Suite 220W, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Paragon Property Management Group
Mailing Address:	5501 Headquarters Drive, Suite 220W, Plano, Texas 75093
Attn.:	Tamara Moore
Telephone Number:	469-498-6979
Email Address:	<u>info@paragonpmg.com</u>
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 - \$500.00

Transfer Fee - \$304.00


Resale Certificate - \$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.

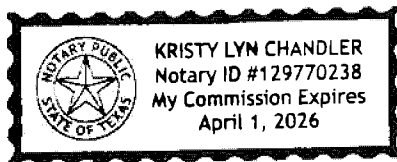
PROSPER RIDGE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 15 day of July, 2025 by Bobby Samuel, the Vice President of Prosper Ridge Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Prosper Ridge, recorded under Document No. 2025-61643, in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
2. Prosper Ridge Adoption of Working Capital Assessment, recorded as Document No. 2025-61836 in the Official Public Records of Denton County, Texas.
3. Prosper Ridge Community Manual, recorded as Document No. 2025-61838 in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
4. Notice of Plat Recordation for Prosper Ridge, recorded as Document No. 2025-77606 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

PROSPER RIDGE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE