

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
ESTATES AT STACY CROSSING RESIDENTIAL COMMUNITY, INC.**

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

THIS AMENDED AND RESTATED MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF ESTATES AT STACY CROSSING RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023000094780, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Estates at Stacy Crossing.
2. The name of the Association: Estates at Stacy Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Estates at Stacy Crossing, recorded under Document No. 2023000027394 in the 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:  
  
Estates at Stacy Crossing Residential Community, Inc.  
c/o Paragon Property Management Group  
5501 Headquarters Dr., Suite 220W  
Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association or the Association's designated representative:  
  
Name: Paragon Property Management Group  
Attn.: Tamara Moore  
Mailing Address: 5501 Headquarters Dr., Suite 220W, Plano, TX 75024  
Telephone Number: 469-969-7367  
Email Address: [info@paragonpmg.com](mailto: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 (non-Homebuilder Owner) - \$500.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$350.00

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.

**ESTATES AT STACY CROSSING RESIDENTIAL  
COMMUNITY, INC.,**  
a Texas nonprofit corporation

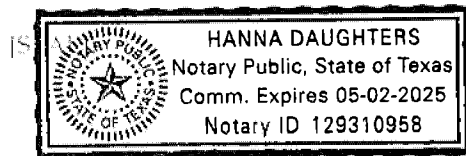
By: Steve Schrock  
Name: Steve Schrock  
Title: President

STATE OF TEXAS

COUNTY OF Collin

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This instrument was acknowledged before me on the 19 day of February, 2025 by Hanna Daughters, the President of Estates at Stacy Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Estates at Stacy Crossing, recorded under Document No. 2023000027394, Official Public Records of Collin County, Texas.
2. Estates at Stacy Crossing Community Manual, recorded under Document No. 2023000027521, Official Public Records of Collin County, Texas.
  - a. Estates at Stacy Crossing First Supplement to Community Manual, recorded under Document No. 2023000094589, Official Public Records of Collin County, Texas.
3. Estates at Stacy Crossing Adoption of Working Capital Assessment, recorded under Document No. 2023000027522, Official Public Records of Collin County, Texas.
4. Estates at Stacy Crossing Notice of Delay of Assessments, recorded under Document No. 2023000027523, Official Public Records of Collin County, Texas.
5. Estates at Stacy Crossing Notice of Plat Recordation, recorded under Document No. 2023000094595, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2025000019223

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 20, 2025 08:16 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: 2025000019223  
Receipt Number: 20250220000006  
Recorded Date/Time: February 20, 2025 08:16 AM  
User: Jennifer W  
Station: Station 4

**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