

**FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
FRISCO SPRINGS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Frisco Springs Community Association, 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 Amended and Restated Management Certificate of Frisco Springs Community Association, Inc., recorded as Document No. 20200313000366360, in the Official Public Records of Collin County, Texas, that certain Second Amended and Restated Management Certificate of Frisco Springs Community Association, Inc., recorded as Document No. 20210922001936400, in the Official Public Records of Collin County, Texas, and that certain Third Amended and Restated Management Certificate of Frisco Springs Community Association, Inc., recorded as Document No. 2022040500549350, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Frisco Springs.
2. The name of the association: Frisco Springs Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A" to that certain Frisco Springs Master Covenant [Residential] recorded as Document No. 20180206000153510, Official Public Records of Collin County, as the same may be amended from time to time (the "**Covenant**"), and in that certain Frisco Springs Notice of Applicability [Residential] recorded as Document No. 20180406000426490, Official Public Records of Collin County, Texas.
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Frisco Springs Community Association, Inc., c/o Tamara Moore, Paragon Property Management Group, LLC, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Frisco Springs Community Association, Inc., c/o Paragon Property Management Group, LLC
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-969-7367
Email Address:	<a href="mailto:hoasupport@paragonpmg.com">hoasupport@paragonpmg.com</a>

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 - \$300.00.

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.

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

[SIGNATURE PAGE FOLLOWS]

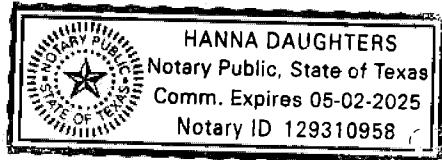
FRISCO SPRINGS COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Hilvi Heimerlhorn  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Cohim           §

This instrument was acknowledged before me this 17 day of September, 2022, by Hilvi Heimerlhorn, President of Frisco Springs Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Frank O. Carroll III, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
focarroll@winstead.com

**ATTACHMENT 1**

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Frisco Springs Master Covenant [Residential], recorded as Document No. 20180206000153510, Official Public Records of Collin County, Texas.
2. First Amendment to Frisco Springs Master Covenant [Residential], recorded as Document No. 20180621000770800, Official Public Records of Collin County, Texas.
3. Frisco Springs Development Area Declaration [Residential], recorded as Document No. 20180207000154200, Official Public Records of Collin County, Texas.
4. Frisco Springs Community Manual, recorded as Document No. 20180207000154340, Official Public Records of Collin County, Texas.
5. Frisco Springs Adoption of Working Capital Assessment recorded as Document No. 20180207000154230, Official Public Records of Collin County, Texas.
6. Frisco Springs Notice of Applicability [Residential], recorded as Document No. 20180406000426490, Official Public Records of Collin County, Texas.
7. Frisco Springs Design Guidelines [Residential], recorded as Document No. 20180424000493060, Official Public Records of Collin County, Texas.
8. Frisco Springs Notice of Easement and Designation of Common Area [Retaining Walls], recorded as Document No. 20180622000772060, Official Public Records of Collin County, Texas.
9. Frisco Springs First Supplement to Community Manual, recorded as Document No. 20200603000823480, Official Public Records of Collin County, Texas.
10. Frisco Springs Second Supplement to Community Manual, recorded as Document No. 20210831001772590, Official Public Records of Collin County, Texas.
11. Frisco Springs Third Supplement to Community Manual, recorded as Document No. 2022000116588, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2022000151112

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 11, 2022 11:38 AM

Number of Pages: 5

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

Total Recording: \$38.00

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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: 2022000151112  
Receipt Number: 20221011000128  
Recorded Date/Time: October 11, 2022 11:38 AM  
User: Christina G  
Station: Station 9

**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