

MANAGEMENT CERTIFICATE  
OF  
SERENITY RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Serenity 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:

1. The name of the subdivision: Serenity.
2. The name of the Association: Serenity Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Serenity, recorded as Document No. 2025000164316, 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 thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Daybreak Residential Community, Inc., c/o Insight Association Management, LP, 2400 Lakeside Blvd., Suite 550, Richardson, Texas 75082.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Serenity Residential Community, Inc.  
c/o Insight Association Management, LP  
Mailing Address: 2400 Lakeside Blvd., Suite 550  
Richardson, Texas 75082  
Attn: Community Manager  
Telephone Number: 214-494-6002  
Email Address: [resales@insightam.com](mailto:resales@insightam.com)

7. Website to access the Association’s dedicatory instruments:  
[www.insightam.com](http://www.insightam.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 - One-half (1/2) the amount of annual  
Regular Assessment for the year in which  
the Lot is conveyed

Transfer Fee - \$300.00

Resale Certificate Fee - \$375.00


Status of Assessments (Builder Lots) - \$140.00

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.

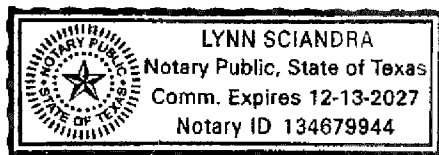
SERENITY RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By:   
Name: Hunter Tatham  
Title: President

STATE OF TEXAS                   §  
                                                  §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on the 23 day of April 2026, by Hunter Tatham, President of Serenity Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Serenity, recorded as Document No. 2025000164316, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Serenity Community Manual, recorded as Document No. 2025000164441, in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
3. Serenity Adoption of Working Capital Assessment, recorded as Document No. 2026000064319, in the Official Public Records of Collin County, Texas.
4. Serenity Modification Design Guidelines, recorded as Document No. 2026000054759, in the Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2026000064628

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 14, 2026 03:07 PM

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: 2026000064628

Receipt Number: 20260514000554

Recorded Date/Time: May 14, 2026 03:07 PM

User: Maria P

Station: CCK205 Plano

**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