

MANAGEMENT CERTIFICATE
REFLECTIONS WEST IN PRESTONWOOD WEST HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Reflections West in Prestonwood West Homeowners Association, Inc. (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 is Prestonwood West, Section Two, Phase 1 (the "Subdivision Development").
2. The name of the Association is Reflections West in Prestonwood West Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:
Prestonwood West, Section Two, Phase 1, a subdivision in Collin County, Texas according to the Map or Plat thereof recorded at Cabinet C, Page 224 of the Map or Plat Records of Collin County, Texas and all amendments to or replats of said Map or Plat if any,
4. The recording data for the declarations applicable to the Subdivision Development, and all amendments thereto are as follows:

Declaration of Covenants, Conditions and Restrictions for Prestonwood West, recorded at Volume 1323, Page 124 in the Public Records of Collin County, Texas.

Homeowner's Agreement recorded at Volume 1325, Page 250 in the Official Public Records of Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Prestonwood West, recorded at Volume 1330, Page 392 in the Official Public Records of Collin County, Texas.

Supplemental Declaration of Covenants, Conditions, and Restrictions for Prestonwood West, recorded at Volume 1346, Page 819 in the Official Public Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Reflections West in Prestonwood West, recorded at Volume 1622, Page 525 in the Official Public Records of Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Reflections West in Prestonwood West, recorded at Volume 1622, Page 534 in the Official Public Records of Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Reflections West in Prestonwood West to Prestonwood West Master Homeowners Association, Inc., recorded at Volume 1672, Page 419 in the Official Public Records of Collin County, Texas.

Restated Declaration of Covenants, Conditions and Restrictions for Reflections West in Prestonwood West, recorded at Volume 1712, Page 726 in the Official Public Records of Collin County, Texas.

Ratification and Approval, recorded at Volume 1743, Page 533 in the Official Public Records of Collin County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Reflections West in Prestonwood West and for Reflection West in Prestonwood West Homeowners Association, Inc., recorded at Volume 1771, Page 21 in the Official Public Records of Collin County, Texas.

Declaration of Withdrawal of Reflections West in Prestonwood West from Prestonwood West Master Homeowners' Association, Inc., recorded at Document No. 2022000121924 in the Official Public Records of Collin County, Texas.

Certificate of Adoption recorded at Document No. 2022000137395 in the Official Public Records of Collin County, Texas.

Certified Resolutions of the Board of Directors of Reflections West in Prestonwood West Homeowners Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Document No. 20222000147819 in the Official Public Records of Collin County, Texas.

Certified Resolutions of the Board of Directors of Reflections West in Prestonwood West Homeowners Association, Inc., Adoption of Contract Procurement Policy, recorded at Document No. 20220002147820 in the Official Public Records of Collin County, Texas.

Certified Resolutions of the Board of Directors of Reflections West in Prestonwood West Homeowners Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2022000147821 in the Official Public Records of Collin County, Texas.

Certified Resolutions of the Board of Directors of Reflections West in Prestonwood West Homeowners Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 2022000147822 in the Official Public Records of Collin County, Texas.

5. The name and mailing address of the Association is:

Reflections West in Prestonwood West Homeowners Association, Inc.
c/o Community Financials, Inc.
4770 Baseline Road, Suite 200
PNB# 125
Boulder, Colorado 80303

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Community Financials, Inc.
4770 Baseline Road, Suite 200
PNB# 125
Boulder, Colorado. 80303
Tel: (833) 266-3646, Option 3
Email: resale@communityfinancials.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.reflectionswesthoa.com.

8. The following describe fees charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$150.00
Resale Certificate	\$375.00
Resale Certificate Update	\$ 75.00
1 Business Day Rush Fee	\$125.00
3 Business Day Rush Fee	\$100.00
5 Business Day Rush Fee	\$ 65.00

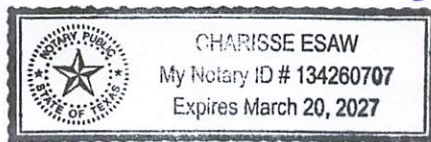
This Management Certificate is effective as of the 30 day of May, 2025.

REFLECTIONS WEST IN PRESTONWOOD WEST
HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit
corporation

By: Karen Pruitt
Name: Karen Pruitt
Title: Secretary

THE STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on 30 day of may, 2025, by
Karen Pruitt, Secretary for Reflections West in Prestonwood West
Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Charisse Esaw
Notary Public Signature

AFTER RECORDING RETURN TO:
Karen Pruitt
REFLECTIONS WEST HOMEOWNERS' ASSOCIATION
17636 Windflower Way
Dallas, TX 75252

MANAGEMENT CERTIFICATE
REFLECTIONS WEST IN PRESTONWOOD WEST HOMEOWNERS' ASSOCIATION, INC.



VG-48-2025-2025000067927

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000067927

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 30, 2025 02:47 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2025000067927
Receipt Number: 20250530000661
Recorded Date/Time: May 30, 2025 02:47 PM
User: Tammy M
Station: Station 2

Record and Return To:

KAREN PRUITT
17636 WINDFLOWER WAY

DALLAS TX 75252



STATE OF TEXAS
Collin County

**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