

**Denton County  
Juli Luke  
County Clerk**

---

**Instrument Number:** 3501

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: January 12, 2023 09:27 AM

Number of Pages: 5

---

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

Total Recording: \$42.00

---

**\*\*\*\*\* 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: 3501  
Receipt Number: 20230112000122  
Recorded Date/Time: January 12, 2023 09:27 AM  
User: Lisa V  
Station: Station 36

**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  
CANALS AT GRAND PARK SOUTH PHASE III TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Canals at Grand Park South Phase III Townhome 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 Management Certificate of Canals at Grand Park South Phase III Townhome Association, Inc. recorded as Document No. 2019-134166, in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Canals at Grand Park South Phase III Townhomes.
2. The name of the association: Canals at Grand Park South Phase III Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Block C, Lots 1-43, a subdivision in the City of Frisco, Denton County, Texas, according to the plat recorded on August 16, 2019, under Document No. 2019-352, Plat Records of Denton County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration 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: Canals at Grand Park South Phase III Townhome Association, Inc., c/o Paragon Property Management, LLC, 2805 North Dallas Parkway, Suite 400, Dallas, TX, 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Paragon Property Management, LLC
Mailing Address:	2805 North Dallas Parkway, Suite 400, Dallas, TX, 75093
Telephone Number:	214-383-1115
Email Address:	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 - \$660.00.

Transfer Fee - \$250.00.

Resale Certificate Fee - \$375.00.

Monthly Assessment - \$330.00.

Closing Assessment – Current month's Monthly Assessment plus two additional months' Monthly Assessments.

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]*

CANALS AT GRAND PARK SOUTH PHASE III  
TOWNHOME ASSOCIATION, INC., a Texas nonprofit  
corporation

By: Paragon Property Management Group

Its: Managing Agent

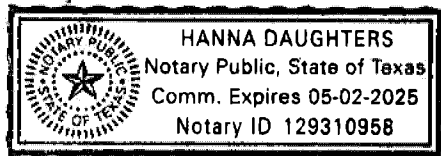
By:   
Tamara Moore, Director of Operations

STATE OF TEXAS §

COUNTY OF William §

This instrument was acknowledged before me this 11 day of January, 2022 by  
Tamara Moore, Director of Operations of Canals at Grand Park South Phase III Townhome Association,  
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  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

## **ATTACHMENT 1**

### **RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Founders Park and Common Amenities of the Canals at Grand Park South, Frisco, Texas, recorded as Document No. 2014-130008, Official Public Records of Denton County, Texas.
2. Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded as Document No. 2015-78380, Official Public Records of Denton County, Texas
  - A. First Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded as Document No. 2018-51332, Official Public Records of Denton County, Texas
  - B. Second Amendment to Subordinate Declaration of Covenants, Conditions and Restrictions for Multi-Family Development Area Canals at Grand Park South, Frisco, Texas, recorded as Document No. 2019-131649, Official Public Records of Denton County, Texas.
3. Canals at Grand Park South Phase III Townhomes Community Manual, recorded as Document No. 2019-134084, Official Public Records of Denton County, Texas.
4. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Canals at Grand Park South Phase III Townhomes, recorded as Document No. 2020-4791, Official Public Records of Denton County, Texas.
5. Correction Affidavit as to a Recorded Original Instrument, recorded as Document No. 2020-5688, Official Public Records of Denton County, Texas.

## **ATTACHMENT 1**

CANALS AT GRAND PARK SOUTH PHASE III TOWNHOME ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE