

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TWIN CREEKS TOWNHOME ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being an officer of Twin Creeks 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 Amended and Restated Management Certificate of Twin Creeks Townhome Association, Inc. recorded as Document No. 20190510000525260, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Twin Creeks.
2. The name of the Association: Twin Creeks Townhome 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 The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and that certain The Village at Twin Creeks Notice of Applicability [*Townhomes*], recorded as Document No. 20180816001031760, 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:

Twin Creeks Townhome Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

6. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Working Capital Assessment (Master Association):	\$125.00
Working Capital Townhome Assessment:	\$400.00
Transfer Fee:	\$250.00
Resale Certificate:	\$375.00
Refinance Fee:	\$150.00
Rush Fee:	\$75.00

Resale Update – Free up to 14 days. Update 14 to 180 days - \$100.00.

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}

TWIN CREEKS TOWNHOME ASSOCIATION, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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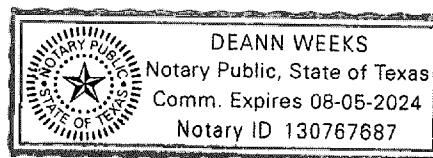
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of TWIN CREEKS TOWNHOME ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas



ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas.
2. The Village at Twin Creeks Development Area Declaration [Townhomes], recorded as Document No. 20180815001025500, Official Public Records of Collin County, Texas.
3. The Village at Twin Creeks Townhome Community Manual, recorded as Document No. 20180820001040970, Official Public Records of Collin County, Texas.
4. The Village at Twin Creeks Notice of Applicability [Townhomes], recorded as Document No. 20180816001031760, Official Public Records of Collin County, Texas.
5. The Village at Twin Creeks Amended and Restated Modification Design Guidelines, recorded as Document No. 20180220000201800, Official Public Records of Collin County, Texas.
6. First Amendment to The Village at Twin Creeks Master Covenant, recorded as Document No. 20180705000841330, Official Public Records of Collin County, Texas.
7. The Village at Twin Creeks Adoption of Working Capital Townhome Assessment, recorded as Document No. 20180820001038200, Official Public Records of Collin County, Texas.
8. Notice of Reduction of Assessments – The Village at Twin Creeks [Townhomes], recorded as Document No. 20180820001038080, Official Public Records of Collin County, Texas.
9. Secretary's Certificate – The Village at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191016001301690, Official Public Records of Collin County, Texas.
10. The Village at Twin Creeks First Supplement to Townhome Community Manual, recorded as Document No. 20210831001774120, Official Public Records of Collin County, Texas.

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

Instrument Number: 2024000025710

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 05, 2024 03:30 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: 2024000025710
Receipt Number: 20240305000483
Recorded Date/Time: March 05, 2024 03:30 PM
User: Michelle W
Station: Workstation cck025

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