

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1700 Pacific Avenue**

**Suite 2700**

**Dallas, Texas 75201**

**20211012002086370 10/12/2021 02:43:35 PM CT 1/3**

STATE OF TEXAS §

§

COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
PRESTON TRAILS FAIRWAYS,  
PHASE I CORPORATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of PRESTON TRAILS FAIRWAYS, PHASE I CORPORATION, a Texas non-profit corporation (the "Association").

**W I T N E S S E T H :**

**WHEREAS**, Sullivan Development 1, a Texas joint venture, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Preston Trails Fairways, Phase I (the "Declaration"), recorded as Volume 1527, Page 570 *et seq.* in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Preston Trails Fairways, Phases I and II.

2. **Name and Mailing Address of the Association**. The name of the Association is Preston Trails Fairways, Phase I Corporation, and its mailing address is c/o MAC Group, 5605 FM 423, Suite 500 PMB #418, Frisco, Texas 75036.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Preston Trails Fairways, an addition to the City of Dallas, Collin County, Texas, recorded in Cabinet C, Page 270, Instrument No. 19810811000269980 (Phase I), and Cabinet C, Page 311, Instrument No. 19811123000384980 (Phase II), of the Map/Plat Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded on July 7, 1982, in Volume 1527, Page 570 *et seq.*; the Amendment of Declaration of Covenants, Conditions and Restrictions and Amendment of Homeowners Agreement recorded on August 24, 1990, in Volume 3340, Page 300 *et seq.*; and the Ratification and Amendment of Declaration of Covenants, Conditions and Restrictions and Amendment of Homeowners Agreement recorded on September 19, 1990, in Volume 3357, Page 779 *et seq.*, along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o MAC Group, 5605 FM 423, Suite 500 PMB #418, Frisco, Texas 75036; telephone number (469) 939-4928; and email address [info@themacgroupco.com](mailto:info@themacgroupco.com).

6. **Website.** The Association's website may be found at <https://app.townsq.io/login>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$200.00 - transfer fee and (ii) \$350.00 - resale certificate fee.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o MAC Group via <https://macgrouponline.com/> or [resales@themacgroupco.com](mailto:resales@themacgroupco.com) or [www.homewisedocs.com](http://www.homewisedocs.com). The telephone number for MAC Group is (469) 939-4928 and the telephone number for HomeWiseDocs is (866) 925-5004.. Alternatively, you may contact the office for MAC Group at 5605 FM 423, Suite 500 PMB #418, Frisco, Texas 75036 or by email at [info@themacgroupco.com](mailto:info@themacgroupco.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

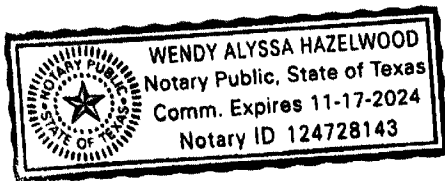
**PRESTON TRAILS FAIRWAYS,  
PHASE I CORPORATION  
a Texas non-profit corporation**

By: MAC Group  
Its: Managing Agent

By: Stephanie Smith  
Stephanie Smith, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 29th day of September, 2021, by Stephanie Smith, Community Manager with MAC Group, the Managing Agent of Preston Trails Fairways, Phase I Corporation, a Texas non-profit corporation.



Wendy Alyssa Hazelwood  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/12/2021 02:43:35 PM  
\$34.00 DFOSTER  
20211012002086370

Stacey Kemp