

**AMENDED MANAGEMENT CERTIFICATE
OF
HC PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of HC Pinnacle Club Homeowners Association, 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: The Pinnacle Club, Henderson County, Texas.
2. The name of the Association: HC Pinnacle Club Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Henderson County, Texas, made subject to that certain Amendment to Declaration of Covenants, Conditions and Restrictions And Agreement Between Association And Adjacent Landowners Of Pinnacle Club, Henderson County, Texas, as recorded in the Official Public Records of Henderson County, Texas, on August 25, 2009, under Document Number 2009-00012995, as amended, and as further amended and restated by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pinnacle Club, Henderson County, Texas, dated June 8, 2023, recorded June 8, 2023 under Document No. 2023-00008837, in the Official Public Records of Henderson County, Texas (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pinnacle Club, Henderson County, Texas, dated June 8, 2023, recorded June 8, 2023 under Document No. 2023-00008837, in the Official Public Records of Henderson County, Texas.
5. Amended and Restated Dedicatory Instruments: The Amended and Restated Certificate of Formation of the Association and the Amended and Restated Bylaws of the Association, dated June 8, 2023, are effective as of the date of this Management Certificate (copies are attached to this Amended Management Certificate, as **Exhibit 1**).
6. The name and mailing address of the Association: HC Pinnacle Club Homeowners Association, Inc., 200 Pinnacle Club Drive, Mabank, Texas 75156, Attention: Casey Cummings, President.

7. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: HC Pinnacle Club Homeowners Association, Inc.
c/o Associa Principal Management Group of North
Texas
Mailing Address: 801 E. Campbell Road, Suite 620
Richardson, Texas 75081
Attn: Kristen Russell, Vice President
Telephone Number: 214-368-4030
Email Address: krussell@principal-mgmt.com

Website to access the Association's dedicatory instruments:

www.principal-mgmt.com

8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee - .20% (20 basis points) of the gross sales price applicable to a Lot, at the time of the conveyance, by sale or resale, of a Lot.

Resale Certificate Fee - \$370.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 8th day of June, 2023.

**HC PINNACLE CLUB HOMEOWNERS
ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: [Signature]
Printed Name: Casey Cummings
Title: President

STATE OF TEXAS

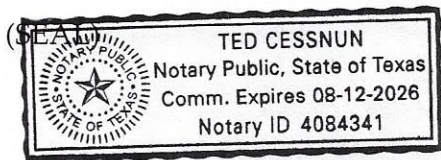
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COUNTY OF HENDERSON

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This instrument was acknowledged before me on the 8th day of June, 2023, by Casey Cummings, President of HC PINNACLE CLUB HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

Casey Cummings
200 Pinnacle Club Drive
Mabank, Texas 75156

EXHIBIT 1

TO

AMENDED MANAGEMENT CERTIFICATE
(Amended and Restated Certificate of Formation and
Amended and Restated Bylaws of the Association
Attached)

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2023-00009305

As

Recorded On: 06/26/2023 09:45 AM Recordings - Land

Parties: HC PINNACLE CLUB HOMEOWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 33 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 150.00

File Information:

Document Number: 2023-00009305

Receipt Number: 2023-11722

Recorded Date/Time: 06/26/2023 09:45 AM

Recorded By: Janice Hankins

*****DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



Mary Margaret Wright
County Clerk
Henderson County, Texas

Record and Return To:

HC PINNACLE CLUB HOA INC
200 PINNACLE CLUB DR

MABANK, TX 75156

