

Denton County
Juli Luke
County Clerk

Instrument Number: 144505

ERecordings-RP

NOTICE

Recorded On: October 11, 2022 09:25 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: 144505
Receipt Number: 20221011000167
Recorded Date/Time: October 11, 2022 09:25 AM
User: Emily L
Station: Station 41

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

**FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VILLAS AT SOUTHGATE TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Villas at Southgate 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 Second Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2021-165498, in the Official Public Records of Denton County, Texas, and as Document No. D221263403, in the Official Public Records of Tarrant County, Texas, that certain Third Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2021-185433, in the Official Public Records of Denton County, Texas, and as Document No. D221294223, in the Official Public Records of Tarrant County, Texas, Fourth Amended and Restated Management Certificate of Villas at Southgate Townhome Association, Inc., recorded as Document No. 2022-97384, in the Official Public Records of Denton County, Texas, and as Document No. D222088418, in the Official Public Records of Tarrant County, Texas.

1. The name of the subdivision: Villas at Southgate.
2. The name of the association: Villas at Southgate Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Denton and Tarrant Counties, Texas, as described on Exhibit "A" to that certain Villas at Southgate Master Covenant [Residential] recorded under Document No. 2018-111641, Official Public Records of Denton County, and under Document No. D218209489, Official Public Records of Tarrant County, as the same may be amended from time to time (the "Covenant"), and those certain Notices of Applicability as more particularly described on Attachment 1.
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 Villas at Southgate Townhome Association, Inc., c/o Tamara Moore, Paragon Property Management Group, LLC, 2805 Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Villas at Southgate Townhome Association, Inc., c/o Paragon Property Management Group
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-969-7367
Email Address:	hoasupport@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 - \$460.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

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]

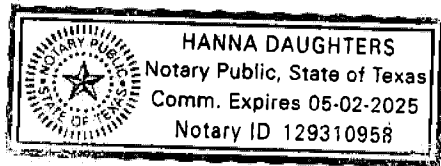
VILLAS AT SOUTHGATE TOWNHOME
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Printed Name: HWW Hchermmerhorn
Title: President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 19 day of September, 2022 by
HWW Hchermmerhorn President of Villas at Southgate Townhome Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Villas at Southgate Master Covenant [Residential], recorded as Document No. 2018-111641, Official Public Records of Denton County, Texas, and as Document No. D218209489, Official Public Records of Tarrant County, Texas.
2. Villas at Southgate Development Area Declaration [Townhomes], recorded as Document No. 2018-112238, Official Public Records of Denton County, Texas, and as Document No. D218210592, Official Public Records of Tarrant County, Texas.
3. Villas at Southgate First Amendment to Development Area Declaration [Townhomes], recorded as Document No. 2019-24735, Official Public Records of Denton County, Texas, and as Document No. D219045744, Official Public Records of Tarrant County, Texas.
4. Villas at Southgate Notice of Applicability [Townhomes], recorded as Document No. 2018-113029, Official Public Records of Denton County, Texas, and as Document No. D218212116, Official Public Records of Tarrant County, Texas.
5. Villas at Southgate – Notice of Reduction of Assessments [Townhomes], recorded as Document No. 2018-118279, Official Public Records of Denton County, Texas, and as Document No. D218223112, Official Public Records of Tarrant County, Texas.
6. Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Detention Facilities and Central Parks, recorded as Document No. 2020-155122, Official Public Records of Denton County, Texas, and as Document No. D220250936, Official Public Records of Tarrant County, Texas.
7. Villas at Southgate Townhome Community Manual, recorded as Document No. 2018-113059, Official Public Records of Denton County, Texas, and as Document No. D218212184, Official Public Records of Tarrant County, Texas.
8. Non-Material Correction Instrument to Villas at Southgate Townhome Community Manual, recorded as Document No. 2018-130866, Official Public Records of Denton County, Texas, and as Document No. D218247209, Official Public Records of Tarrant County, Texas.
9. Villas at Southgate First Supplement to Townhome Community Manual, recorded as Document No. 2021-159367, Official Public Records of Denton County, Texas, and as Document No. D221253912, Official Public Records of Tarrant County, Texas.
10. Villas at Southgate Second Supplement to Townhome Community Manual, recorded as Document No. 2022-110479, Official Public Records of Denton County, Texas, and as Document No. D222189635, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

VILLAS AT SOUTHGATE TOWNHOME ASSOCIATION, INC.
FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE