

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CELINA PARKSIDE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by the Celina Parkside Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Forestar (USA) Real Estate Group, Inc., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Celina Parkside Homeowners Association, Inc., dated September 18, 2015 (the "Declaration") recorded as Document Number 20150918001190510 in the Official Public Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Celina Parkside Homeowners Association, Inc.

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 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 Subdivisions which are subject to the Declaration are attached hereto as Exhibit A.
2. Name of the Association. The name of the Association is Celina Parkside Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are attached hereto as Exhibit A.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20150918001190510 in the Official Public Records of Collin

County, Texas. The recording data for amendments to the Declaration is set forth in Exhibit B attached hereto.

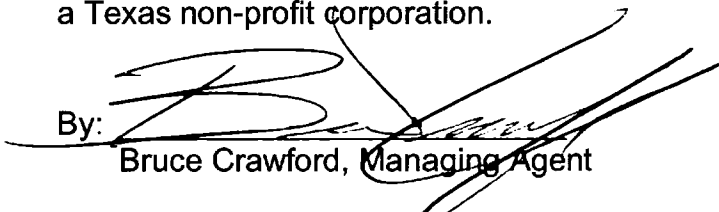
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Celina Parkside Homeowners Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments is made available is www.celinaparkside.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged related to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Celina Parkside Homeowners Association, Inc.
a Texas non-profit corporation.

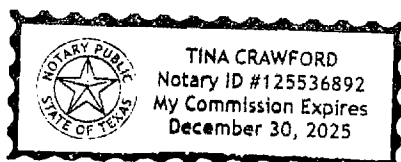
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 4th day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Celina Parkside Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Celina Parkside recorded in the Map or Plat Records of Collin County

- Parkside- Phase 1
Filed in Collin County, Texas on August 28, 2015
Document No. 20150828010003160
- Parkside – Phase 2
Filed in Collin County, Texas on September 29, 2016
Document No. 20160929010003980

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Celina Parkside Homeowners Association, Inc. recorded with Collin County

- a. Original Declaration recorded under Document No. 20150918001190510, Official Public Records of Collin County, Texas.
- b. Community Manual recorded under Document No. 20150922001203590, Official Public Records of Collin County, Texas.
- c. Notice of Plat Recordation recorded under Document No. 20150921001198570, Official Public Records of Collin County, Texas.
- d. Adoption of Working Capital Assessment recorded under Document No. 20150921001198030, Official Public Records of Collin County, Texas.
- e. Addition to Declaration recorded under Document No. 20161227001753210, Official Public Records of Collin County, Texas.
- f. Addition of Land to Parkside recorded under Document No. 20161026001449600, Official Public Records of Collin County, Texas.
- g. 1st Supplement recorded under Document No. 20171204001602740, Official Public Records of Collin County, Texas.
- h. 2nd Supplement recorded under Document No. 20171214001652570, Official Public Records of Collin County, Texas.
- i. 3rd Supplement recorded under Document No. 20180406000423360, Official Public Records of Collin County, Texas.
- j. 4th Supplement recorded under Document No. 20180813001013010, Official Public Records of Collin County, Texas.
- k. 5th Supplement recorded under Document No. 20190429000461540, Official Public Records of Collin County, Texas.
- l. First Amendment to Declaration recorded under Document No. 20180801000962760, Official Public Records of Collin County, Texas.

Exhibit C
[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....	\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....	\$375.00
3. Resale Disclosure Update.....	\$75.00
4. Transfer Fee.....	\$250.00
5. 5 Day Rush.....	\$75.00
6. 3 Day Rush Fee.....	\$100.00
7. 1 Day Expedited Rush Fee.....	\$200.00
8. Custom Questionnaires.....	\$165.00
9. Association Questionnaires.....	\$125.00

Association Fees

1. Working Capital Contribution.....	\$300.00
2. HOA Transfer Fee.....	\$300.00

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

Instrument Number: 2025000158314

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 09, 2025 08:12 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000158314
Receipt Number: 20251208000937
Recorded Date/Time: December 09, 2025 08:12 AM
User: Dwayne K
Station: Station 5

Record and Return To:

CSC



**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