

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 19050

ERecordings-RP

MISCELLANEOUS

Recorded On: February 25, 2025 04:28 PM

Number of Pages: 6

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

Total Recording: \$45.00

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**\*\*\*\*\* 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: 19050  
Receipt Number: 20250225000713  
Recorded Date/Time: February 25, 2025 04:28 PM  
User: Jessica S  
Station: Station 9

**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

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MOSAIC COMMUNITY ASSOCIATION, INC.**

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF MOSAIC COMMUNITY ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 2025-4123, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR MOSAIC COMMUNITY ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.**

The undersigned, being an officer of Mosaic Community Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1.     The name of the subdivision:     Mosaic.
2.     The name of the association:     Mosaic Community Association, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Mosaic Master Covenant [Residential], recorded under Document No. 2023-55238, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Covenant").
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: Mosaic Community Association, Inc., c/o Capital Consultants Management Company, Attn: Brett Wiklund, Vice President, 7800 Dallas Parkway #450, Plano, Texas 75024.
6.     The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Capital Consultants Management Company
Mailing Address:	Attn: Brett Wiklund, Vice President 7800 Dallas Parkway #450 Plano, Texas 75024
Telephone Number:	469-246-3500
Email Address:	bwiklund@ccmcnet.com
7.     Website to access the association's dedicatory instruments: <https://ccmcnet.com>.

MOSAIC COMMUNITY ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

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

Community Enhancement Fee – The Transfer Price multiplied by three-tenths of one percent (0.3%) (as such capitalized term is defined in the Community Enhancement Covenant, recorded in the Official Public Records of Denton County, Texas).

Working Capital Assessment (All Lots and Condominium Units) – 6 months of Regular Assessments for current fiscal year

Working Capital Assessment (Townhome Lots in Phase 1C) – 6 months of Regular Assessments for current fiscal year + 6 months of Service Area Assessments attributable to the Phase 1C Service Area for current fiscal year

Working Capital Assessment (Townhome Lots in Phase 2A) - 6 months of Regular Assessments for current fiscal year + 6 months of Service Area Assessments attributable to the Phase 2A Service Area for current fiscal year

Lender Questionnaire - \$200.00 per questionnaire for standard format.  
\$300.00 per questionnaire for custom format.

Resale Disclosure / Lien Estoppel - \$375.00 per lot.  
(\$50.00 per lot for Developer to Builder.)

Resale Disclosure Update - \$75.00.

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**MOSAIC COMMUNITY ASSOCIATION, INC.,**  
a Texas non-profit corporation

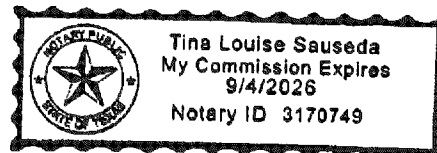
By: *David R. Blom*  
David R. Blom, President

STATE OF TEXAS           §  
COUNTY OF Collin   §

This instrument was acknowledged before me this 25 day of February, 2025, by David R. Blom, President of Mosaic Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

*Tina Sauseda*  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

MOSAIC COMMUNITY ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

## **ATTACHMENT 1**

### **RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Mosaic Master Covenant [Residential], recorded as Document No. 2023-55238, Official Public Records of Denton County, Texas.
  - A. Mosaic First Amendment to Master Covenant [Residential], recorded as Document No. 2024-2464, Official Public Records of Denton County, Texas.
2. Mosaic Development Area Declaration [Residential], recorded as Document No. 2023-55570, Official Public Records of Denton County, Texas.
3. Mosaic Development Area Declaration [Townhomes], recorded as Document No. 2023-55580, Official Public Records of Denton County, Texas.
  - A. First Amendment Development Area Declaration [Townhomes] for Mosaic, recorded as Document No. 2024-108187, Official Public Records of Denton County, Texas.
4. Mosaic Community Manual [Residential], recorded as Document No. 2023-55560, Official Public Records of Denton County, Texas.
  - A. Mosaic First Supplement to Community Manual, recorded as Document No. 2023-110818, Official Public Records of Denton County, Texas.
  - B. Mosaic Second Supplement to Community Manual, recorded as Document No. 2024-120601, Official Public Records of Denton County, Texas.
5. Mosaic Community Enhancement Covenant [Residential], recorded as Document No. 2023-55579, Official Public Records of Denton County, Texas.
  - A. Mosaic First Amendment to Community Enhancement Covenant [Residential], recorded as Document No. 2024-2466, Official Public Records of Denton County, Texas.
6. Mosaic Adoption of Working Capital Assessment, recorded as Document No. 2023-55539, Official Public Records of Denton County, Texas.
7. Mosaic Notice of Applicability [Residential] [Phase 1A], recorded as Document No. 2023-110825, Official Public Records of Denton County, Texas.
8. Mosaic Village Design Guidelines [Mosaic Phase 1A], recorded as Document No. 2023-110824, Official Public Records of Denton County, Texas.
  - A. Mosaic First Amendment to Village Design Guidelines [Mosaic Phase 1A], recorded as Document No. 2024-32058, Official Public Records of Denton County, Texas.

MOSAIC COMMUNITY ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

9. Mosaic Notice of Applicability [Residential] [Phase 1B], recorded as Document No. 2023-110823, Official Public Records of Denton County, Texas.
10. Mosaic Village Design Guidelines [Mosaic Phase 1B], recorded as Document No. 2023-110838, Official Public Records of Denton County, Texas.
11. Mosaic Notice of Applicability [Residential] [Phase 1C], recorded as Document No. 2023-134405, Official Public Records of Denton County, Texas.
12. Mosaic Notice of Applicability [Townhomes] [Phase 1C], recorded as Document No. 2023-134406, Official Public Records of Denton County, Texas.
13. Mosaic Village Design Guidelines [Mosaic Phase 1C], recorded as Document No. 2023-134410, Official Public Records of Denton County, Texas.
14. Mosaic Notice of Applicability [Residential] [Phase 2A], recorded as Document No. 2025-3934, Official Public Records of Denton County, Texas.
15. Mosaic Notice of Applicability [Townhomes] [Phase 2A], recorded as Document No. 2025-3935, Official Public Records of Denton County, Texas.
16. Mosaic Village Design Guidelines [Mosaic Phase 2A], recorded as Document No. 2025-3942, Official Public Records of Denton County, Texas.
17. Mosaic Notice of Applicability [Residential] [Phase 2B], recorded as Document No. 2025-3933, Official Public Records of Denton County, Texas.
18. Mosaic Village Design Guidelines [Mosaic Phase 2B], recorded as Document No. 2025-4099, Official Public Records of Denton County, Texas.
19. Notice of Declarant Designation of Mosaic Reviewer, recorded as Document No. 2025-16716, Official Public Records of Denton County, Texas.
20. Mosaic Adoption of Supplemental Working Capital Assessment [Phase 1C Townhomes], recorded as Document No. 2025-18045, Official Public Records of Denton County, Texas.
21. Mosaic Adoption of Supplemental Working Capital Assessment [Phase 2A Townhomes], recorded as Document No. 2025-18046, Official Public Records of Denton County, Texas.

MOSAIC COMMUNITY ASSOCIATION, INC.  
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