

AFTER RECORDING RETURN TO:

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

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TILLAGE FARMS RESIDENTIAL COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 26, 2025, by Tillage Farms Residential Community, a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Lennar Homes of Texas Land and Construction. LTD., a Texas limited partnership (hereinafter referred to as "Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Tillage Farms Residential Community, Inc., dated December 1, 2022 (the "Declaration") recorded in Document No. 2022-2022000171554 in the Official Public Records of Collin County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Tillage Farms Residential Community, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
 - a. Recording Data for the Declaration. The recording data for the Declaration is Document No. 2022-2022000171554, Official Public Records of Collin County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

4. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Tillage Farms Residential Community, Inc., c/o Insight Association Management, 275 West Campbell Road., Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com
5. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is TillageFarmsOwners.com.
6. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating 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:

Tillage Farms Residential Community, Inc.,
a Texas non-profit corporation.

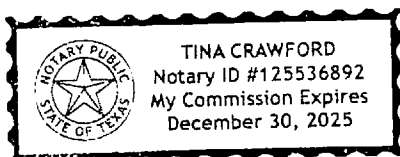
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 26th day of June 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Tillage Farms Residential Community, 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 Tillage Farms Residential Community, recorded in the Map or Plat Records of Collin County

Tillage Farms Notice of Applicability [*Tillage Farms, Phase 1*]
Filed in Collin County, Texas
Document No. 2023000026853

Tillage Farms Notice of Applicability [*Tillage Farms, Phase 2*]
Filed in Collin County, Texas
Document No. 2023000026854

Tillage Farms Notice of Applicability and Addition of Land [*The Haven at Tillage Farms, Phase 1*]
Filed in Colling County, Texas
Document No. 2024000011787

Tillage Farms Notice of Applicability and Addition of Land [*The Haven at Tillage Farms, Phase 1 – 13.177 acre tract*]
Filed in Collin County, Texas
Document No. 2024000131531

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Tillage Farms Residential Community, recorded with Collin County.

Tillage Farms Master Covenant [*Residential*], recorded under Document No. 2022000171455, Official Public Records of Collin County, Texas.

Tillage Farms First Amendment to Master Covenant [*Residential*], recorded under Document No. 2023000112059, Official Public Records of Collin County, Texas.

Tillage Farms Development Area Declaration [*Residential*], recorded under Document No. 2022000171554, Official Public Records of Collin County, Texas.

Tillage Farms First Amendment to Development Area Declaration [*Residential*], recorded under Document No. 2023000112057, Official Public Records of Collin County, Texas.

Tillage Farms Adoption of Working Capital Assessment [*Residential*], recorded under Document No. 2022000171501, Official Public Records of Collin County, Texas.

Tillage Farms Community Manual [*Residential*], recorded under Document No. 2022000171589, Official Public Records of Collin County, Texas.

Tillage Farms First Supplement to Community Manual [*Residential*], recorded under Document No. 2023000112065, Official Public Records of Collin County, Texas.

Tillage Farms Second Amendment to Development Area Declaration [*Residential*], recorded under Document No. 2025000043317, Official Public Records of Collin County, Texas.

Tillage Farms Modification Design Guidelines [*Residential*], recorded under Document No. 2025000071835, 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 Fee.....\$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 Assessment.....one half the amount of annual Regular Assessments for the year in which Lot is conveyed.

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

Instrument Number: 2025000080728

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 27, 2025 11:03 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: 2025000080728
Receipt Number: 20250627000169
Recorded Date/Time: June 27, 2025 11:03 AM
User: Kristen M
Station: Workstation cck036

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