

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
ELDORADO POINTE COMMUNITY ASSOCIATION, INC.**

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

W I T N E S S E T H

WHEREAS, U.S. Home Corporation, a Delaware corporation ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Eldorado Pointe Community Association, Inc., dated July 1, 1996 (the "Declaration") recorded under Clerk's File No. 96-0068458 of the Real Property Records of Collin County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Eldorado Pointe Community 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 Eldorado Pointe Community Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are attached hereto as Exhibit A.

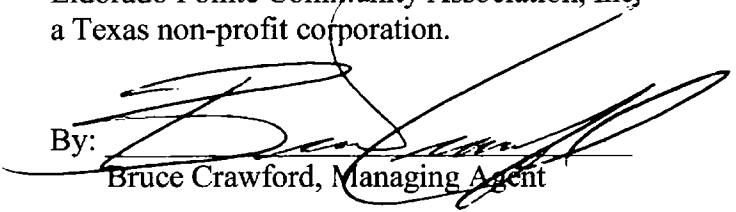
4. Recording Data for the Declaration. The recording data for the Declaration is under Clerk's File Number 96-0068458.
5. Mailing Address. The current mailing address for the Association is Eldorado Pointe Community Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, 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 are made available is <https://engage.goenumerate.com/s/eldoradopointe/>.
7. 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:

Eldorado Pointe Community Association, Inc,
a Texas non-profit corporation.

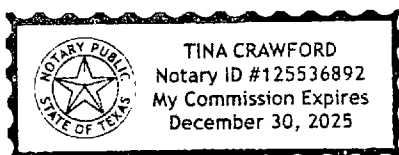
By:


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 Eldorado Pointe Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



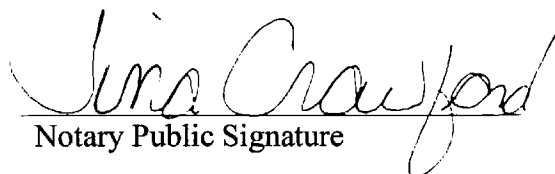

Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Eldorado Pointe recorded in the Map or Plat Records of Collin County

- Eldorado Pointe - Phase 1
Filed in Collin County, Texas on July 17, 1996
Document No. 19960717000596990
- Eldorado Pointe – Phase 2
Filed in Collin County, Texas on August 19, 1997
Document No. 19970819000680070
- Eldorado Pointe – Phase 3
Filed in Collin County, Texas on September 02, 1998
Document No. 19980902000969660

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Eldorado Pointe Community Association, Inc. recorded with Collin County

- a. Eldorado Pointe Community Association Declaration [Residential] recorded under Document No. 19960812000684580, Official Public Records of Collin County, Texas
- b. Eldorado Pointe Community Association Amendment to Declaration [Residential] recorded under Document No. 19960927000837630, Official Public Records of Collin County, Texas
- c. Eldorado Pointe Community Association Supplemental Declaration [Eldorado Pointe, Ph II] recorded under Document No. 19970819000680060, Official Public Records of Collin County, Texas
- d. Eldorado Pointe Community Association Supplemental Declaration [Eldorado Pointe, Ph III] recorded under Document No. 19980902000969680, Official Public Records of Collin County, Texas
- e. Eldorado Pointe Community Association 1st Amendment to Declaration [Residential] recorded under Document No. 19991028001329230, Official Public Records of Collin County, Texas
- f. Eldorado Pointe Community Association Recission of 1st Amendment to Declaration [Residential] recorded under Document No. 19991214001504720, Official Public Records of Collin County, Texas
- g. Eldorado Pointe Community Association 2nd Amendment to Declaration [Residential] recorded under Document No. 1991214001504730, Official Public Records of Collin County, Texas
- h. Eldorado Pointe Community Association Articles of Incorporation/Policies [Residential] recorded under Document No. 20000619000631460, Official Public Records of Collin County, Texas
- i. Eldorado Pointe Community Association Policies [Residential] recorded under Document No. 20031027002126460, Official Public Records of Collin County, Texas
- j. Eldorado Pointe Community Association 1st Supplemental Memorandum [Residential] recorded under Document No. 20040129000131270, Official Public Records of Collin County, Texas
- k. Eldorado Pointe Community Association 2nd Supplemental Memorandum [Residential] recorded under Document No. 2008123001456680, Official Public Records of Collin County, Texas
- l. Eldorado Pointe Community Association 3rd Supplemental Memorandum [Residential] recorded under Document No. 20120117000048430, Official Public Records of Collin County, Texas

- m. Eldorado Pointe Community Association 4th Supplemental Memorandum [Residential] recorded under Document No. 2012046000485850, Official Public Records of Collin County, Texas
- n. Eldorado Pointe Community Association 5th Supplemental Memorandum [Residential] recorded under Document No. 20191125001503800, Official Public Records of Collin County, Texas
- o. Eldorado Pointe Community Association 6th Supplemental Memorandum [Residential] recorded under Document No. 20200812001308790, 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

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

Instrument Number: 2025000158311

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 09, 2025 08:10 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 2025000158311
Receipt Number: 20251208000925
Recorded Date/Time: December 09, 2025 08:10 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

