

MANAGEMENT CERTIFICATE
OF
DAYBREAK RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer or managing agent of Daybreak Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Daybreak.
2. The name of the Association: Daybreak Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Daybreak, recorded as Document No. 2025000153565, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Daybreak Residential Community, Inc., c/o Insight Association Management, LP, 2400 Lakeside Blvd., Suite 550, Richardson, Texas 75082.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Daybreak Residential Community, Inc. c/o Insight Association Management, LP
Mailing Address:	2400 Lakeside Blvd., Suite 550 Richardson, Texas 75082
Attn:	Community Manager
Telephone Number:	214-494-6002
Email Address:	resales@insightam.com
7. Website to access the Association’s dedicatory instruments:
www.insightam.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 - One-half (1/2) the amount of annual
Regular Assessment for the year in
which the Lot is conveyed

Transfer Fee - \$300.00

Resale Certificate Fee - \$375.00


Status of Assessments (Builder Lots) - \$140.00

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.

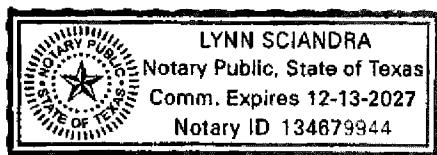
DAYBREAK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Hunter Tatham
Title: President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23 day of April, 2026, by Hunter Tatham, President of Daybreak Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Daybreak, recorded as Document No. 2025000153565, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Daybreak, recorded as Document No. 2026000054784, in the Official Public Records of Collin County, Texas.
2. Daybreak Community Manual, recorded as Document No. 2025000153614, in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
3. Daybreak Adoption of Working Capital Assessment, recorded as Document No. 2026000064308, in the Official Public Records of Collin County, Texas.
4. Daybreak Modification Design Guidelines, recorded as Document No. 2026000054764, in the Official Public Records of Collin County, Texas.
5. Daybreak Notice of Plat Recordation [Phase 1], recorded as Document No. 2026000064311, in the Official Public Records of Collin County, Texas.

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

Instrument Number: 2026000064638

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 14, 2026 03:12 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2026000064638

Receipt Number: 20260514000561

Recorded Date/Time: May 14, 2026 03:12 PM

User: Natascha M

Station: Workstation cck087

Record and Return To:

Simplifile



**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