

**FIRST AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ACORN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Acorn 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:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2025000149776, IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS..

1. The name of the subdivision: Acorn.
2. The name of the Association: Acorn 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 Acorn, recorded as Document No. 2025000147952 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: Acorn Residential Community, Inc., c/o Insight Association Management, 275 West Campbell Road, Suite 620, Richardson, Texas 75080.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Acorn Residential Community, Inc. c/ Insight Association Management
Mailing Address:	275 West Campbell Road, Suite 620, Richardson, Texas 75080
Attn:	Pamela Anderson
Telephone Number:	214-494-6002
Email Address:	resales@insightam.com

7. Website to access the Association’s dedicatory instruments:
<https://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 - \$362.50

Transfer Fee - \$250.00

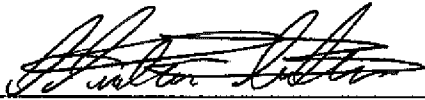
Resale Certificate Fee - \$375.00

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.

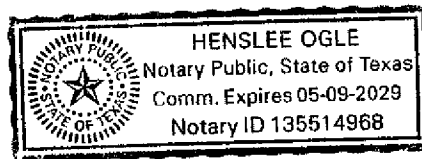
ACORN RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

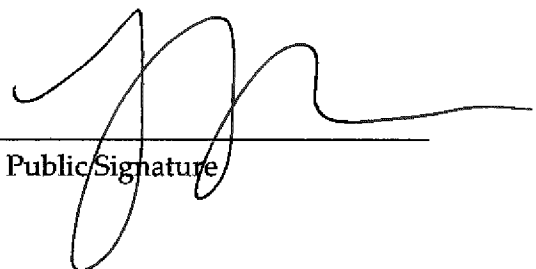
By: 
Name: Hunter Tatham
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 20 day of November, 2025, by Hunter Tatham, President of Acorn 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 Acorn, recorded as Document No. 2025000147952 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Acorn Community Manual, recorded as Document No. 2025000149316 in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
3. Acorn Modification Design Guidelines, recorded as Document No. 2025000149102 in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.
4. Acorn Adoption of Working Capital Assessment, recorded as Document No. 2025000149028 in the Official Public Records of Collin County, Texas, as the same may be amended and supplemented from time to time.

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

Instrument Number: 2025000155786

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 02, 2025 04:17 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: 2025000155786
Receipt Number: 20251202000772
Recorded Date/Time: December 02, 2025 04:17 PM
User: Kim D
Station: Workstation cck024

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

