

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
PRESTON VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 25th, 2025 by Preston Village Phase III Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Fairfield Homes at Prestonwood West LTD, a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Preston Village Phase III Homeowners Association, Inc. dated August 12, 1992 (the "Declaration") recorded in Document No. 92-0056068 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 Preston Village Phase III Homeowners Association, 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. 92-0056068, 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 Preston Village Phase III Homeowners 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
5. Association Website. The current website for the Association, where current versions of the dedicatory instruments are made available is engage.goenumerate.com/s/prestonvillageph3/
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:

Preston Village Phase III Homeowners Association,
Inc. a Texas non-profit corporation.

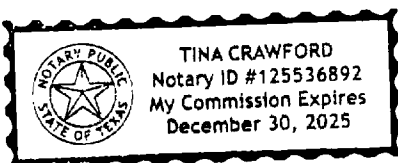
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 25th day of November 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Preston Village Phase III Homeowners 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 Preston Village Phase III Homeowners Association, Inc., recorded in the Map or Plat Records of Collin County

Plat for Preston Village Phase III Homeowners Association, Inc., is an addition to the City of Dallas, Collin County, Texas, according to the plat recorded in Volume G, Pages 360 and 361 of the Map or Plat Records of Collin County, Texas on August 19, 1992.

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Preston Village Phase III Homeowners Association, Inc., recorded with Collin County

Declaration of Covenants, Conditions and Restrictions, recorded on August 19, 1992, as Document No. 92-0056068 in the Public Records of Collin County, Texas.

Bylaws, recorded on March 6, 2023, as Document No. 2023000022437 in the Public Records of Collin County, Texas.

Articles of Incorporation, recorded on March 6, 2023, as Document No. 2023000022437 in the Public Records of Collin County, Texas.

First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on May 18, 2023, as Document No. 2023000054913 in the Public Records of Collin County, Texas.

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on January 3, 2024, as Document No. 2024000000629 in the Public Records of Collin County, Texas.

Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on July 11, 2024, as Document No. 2024000084094 in the Public Records of Collin County, Texas.

Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on March 11, 2025, as Document No. 2025000027562 in the 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

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

Instrument Number: 2025000158241

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 08, 2025 04:09 PM

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: 2025000158241
Receipt Number: 20251208000845
Recorded Date/Time: December 08, 2025 04:09 PM
User: Michelle K
Station: cck051

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