

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 16836

ERecordings-RP

MISCELLANEOUS

Recorded On: February 17, 2026 01:40 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$41.00

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\*\*\*\*\* 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: 16836  
Receipt Number: 20260217000739  
Recorded Date/Time: February 17, 2026 01:40 PM  
User: Calinda B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

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

The undersigned, being an officer or managing agent of Brookview Residential Community, Inc. (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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR BROOKVIEW RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2025-120174, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Brookview.
2. The name of the Association: Brookview Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Brookview Master Covenant [Residential] recorded under Document No. 2025-119820, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Brookview Development Area Declaration [Residential] (the "Development Area Declaration"), recorded under Document No. 2025-119976, Official Public Records of Denton County, Texas, by the Recording of one more Notices of Applicability.
4. The recording data for the Covenant and the Development Area Declaration, and any amendments and/or supplements thereto: See Attachment 1 of this Management Certificate.
5. The name and mailing address of the Association: Brookview Residential Community, Inc., c/o Paragon Property Management Group, 5501 Headquarters Dr., Suite 220W, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Brookview Residential Community, Inc., c/o Paragon Property Management Group
Attn.:	Tamara Moore
Mailing Address:	5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number:	469-498-6979
Email Address:	<a href="mailto:info@paragonpmg.com">info@paragonpmg.com</a>
7. Website to access the Association's dedicatory instruments:  
<https://paragonpmg.cincwebaxis.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 - \$250.00 (initial conveyance & resales)

Transfer Fee - \$304.00

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]



ATTACHMENT 1

**RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Brookview Master Covenant [Residential], recorded under Document No. 2025-119820, Official Public Records of Denton County, Texas.
  - A. Brookview Notice of Withdrawal [Multi-Family Tract – 10.7603 acres], recorded under Document No. 2026-16550, Official Public Records of Denton County, Texas.
  - B. Brookview Notice of Withdrawal [Commercial Tract – 22.2560 acres], recorded under Document No. 2026-16554, Official Public Records of Denton County, Texas.
2. Brookview Development Area Declaration [Residential] recorded under Document No. 2025-119976, Official Public Records of Denton County, Texas.
3. Brookview Adoption of Working Capital Assessment, recorded under Document No. 2025-120032, Official Public Records of Denton County, Texas.
4. Brookview Community Manual, recorded under Document No. 2025-120055, Official Public Records of Denton County, Texas.

ATTACHMENT 1

BROOKVIEW RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE