

**MANAGEMENT CERTIFICATE
OF
CREEKSIDE PROSPER COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Creekside Prosper Community Association, 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: Creekside Prosper.
2. The name of the Association: Creekside Prosper Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Creekside Prosper, recorded under Document No. 2026000088664 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 to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Creekside Prosper Community Association, 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: Creekside Prosper Community Association, Inc.,
c/o Paragon Property Management Group
Mailing Address: 5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number: 469-498-6979
Email Address: hoasupport@paragonpmg.com

7. Website to access the Association’s dedicatory instruments:
<https://paragonpmg.cincwebaxis.com/account/dashboard>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$375.00

Estoppel Certificate - \$50.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 28th day of June, 2026.

**CREEKSIDE PROSPER COMMUNITY ASSOCIATION,
INC.,**
a Texas nonprofit corporation

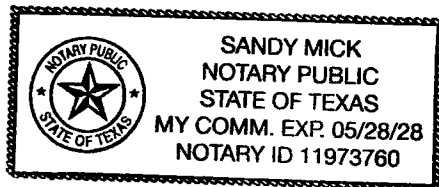
By: [Signature]
Printed Name: William Shaddock, Jr.
Title: President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 28th day of June, 2026 by William Shaddock, Jr., President of CREEKSIDE PROSPER COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH ST., SUITE 900
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Creekside Prosper, recorded under Document No. 2026000088664 in the Official Public Records of Collin County, Texas.
2. Creekside Prosper Community Manual, recorded under Document No. 2026000089713 in the Official Public Records of Collin County, Texas.
3. Creekside Prosper Design Guidelines, recorded under Document No. 2026000089844 in the Official Public Records of Collin County, Texas.
4. Creekside Prosper Adoption of Working Capital Assessment, recorded under Document No. 2026000088948 in the Official Public Records of Collin County, Texas.

ATTACHMENT 1

CREEKSIDE PROSPER COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000089896

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 02, 2026 03:33 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: 2026000089896
Receipt Number: 20260702000741
Recorded Date/Time: July 02, 2026 03:33 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

