

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
ACORN RESIDENTIAL COMMUNITY, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 21, 2026, by Acorn Residential Community, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership (the "Development"), TPG AC EHC III (LEN) MULTI STATE 1, LLC., a Delaware limited liability company (the "TPG"), and MILLROSE PROPERTIES TEXAS LLC, a Texas limited liability company (the "Millrose"), (Development, TPG and Millrose being sometimes referred to collectively as "Declarants" or individually "Co-Declarant"): has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Acorn Residential Community, Inc., dated November 14, 2025 (the "Declaration") recorded in Document No. 2025000147952, Official Public Records of Collin County, Texas.

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. Acorn Residential Community, Inc.
2. Name of the Association. Acorn Residential Community, Inc., a Texas nonprofit corporation.
3. 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, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082.
6. The name, mailing address, telephone number, and email address of the person managing the Association: 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
7. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://engage.goenumerate.com/s/acornresidential/>.
8. Amount and description of fees related to property transfer in the subdivision: The association fees are shown 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:

Acorn Residential Community, 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 21st day May 2026, by Bruce Crawford, Insight Association Management, Managing Agent for Acorn Residential Community, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas


Notary Public Signature

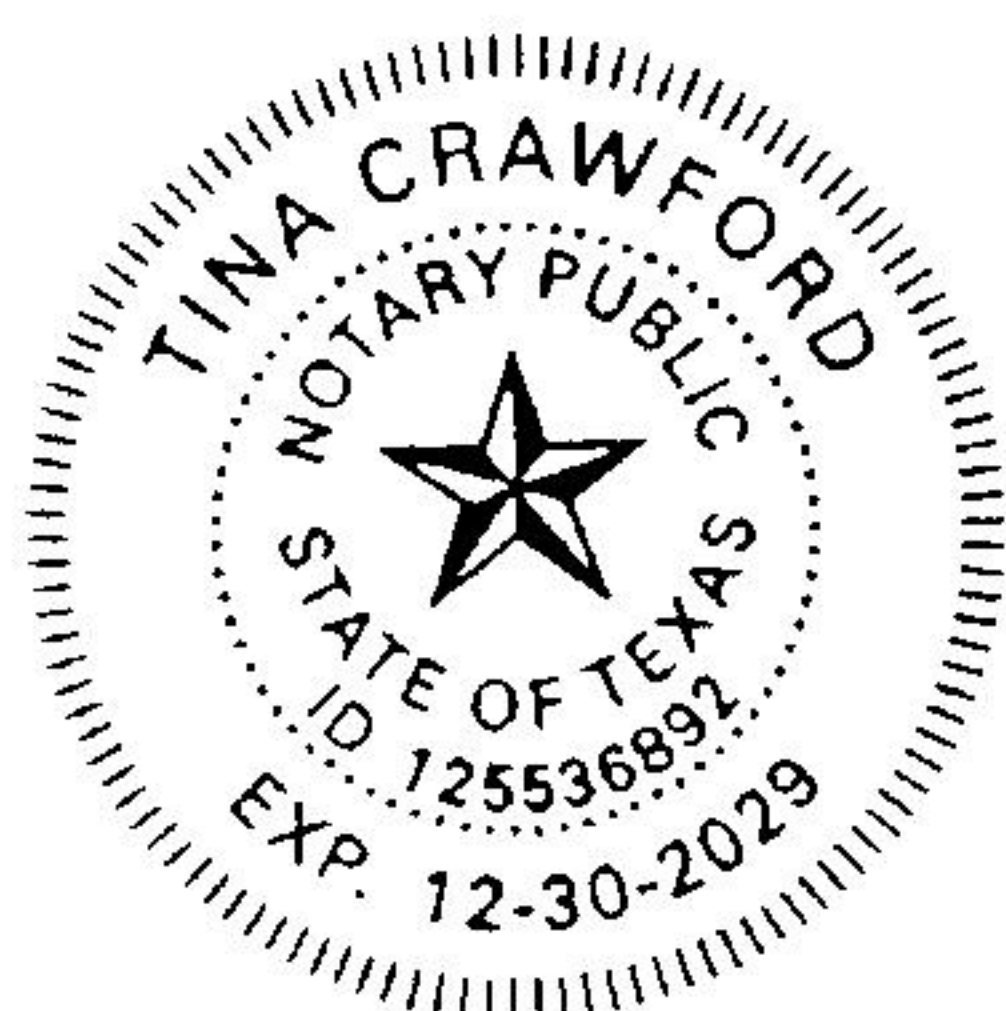


Exhibit A

[Recording Data for the Subdivision]

Plats of Acorn Residential Community, Inc., recorded in the Map or Plat Records of Collin County

Acorn Residential – North Phase 1
Filed in Collin County, Texas
Document No. 2025000006626

Acorn Residential – North Phase 2
Filed in Collin County, Texas
Document No. 2025000006626

Acorn Residential – South
Filed in Collin County, Texas
Document No. 2025000027722

Unofficial

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Acorn Residential Community, Inc. recorded with Collin County

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 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 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.

UNOFFICIAL

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..... \$300.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Status of Assessment\$140.00
9. Custom Questionnaires..... \$165.00
10. Association Questionnaires..... \$125.00

Association Fees

1. Working Capital Assessment..... one half the amount of annual Regular Assessments for the year in which Lot is conveyed.

UNOFFICIAL

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

Instrument Number: 2026000068175

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 21, 2026 11:48 AM

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: 2026000068175
Receipt Number: 20260521000360
Recorded Date/Time: May 21, 2026 11:48 AM
User: Devon O
Station: Workstation cck165

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