

**MANAGEMENT CERTIFICATE
OF
RAINWATER CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Rainwater Crossing Residential Community, Inc., a Texas non-profit 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: Rainwater Crossing.
2. The name of the Association: Rainwater Crossing Residential Community, 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 Rainwater Crossing Master Covenant [Residential] recorded under Document No. 2025000162503, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Rainwater Crossing Development Area Declaration [Residential] (the "Development Area Declaration"), recorded under Document No. 2025000162698, Official Public Records of Collin 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 Rainwater Crossing 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:	Rainwater Crossing Residential Community, Inc., c/o Paragon Property Management Group
Attn.:	Taylor Chamberlain
Mailing Address:	5501 Headquarters Dr., Suite 220W, Plano, TX 75024
Telephone Number:	469-498-6979
Email Address:	tchamberlain@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 - \$540.00 (initial conveyance & resales)

Working Capital Townhome Assessment - \$1,080.00 (initial conveyance & resales)

Transfer Fee - \$304.00

Resale Certificate Fee - \$375.00

Community Enhancement Fee – One-tenth of one percent (0.1%) of the Transfer Price (as defined in the Community Enhancement Covenant).

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

[SIGNATURE PAGE FOLLOWS]

Unofficial

EXECUTED TO BE EFFECTIVE as of the date this instrument is recorded in the Official Public Records of Collin County, Texas.

RAINWATER CROSSING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation

[Handwritten Signature]

By: _____

Name: Bobby Samuel

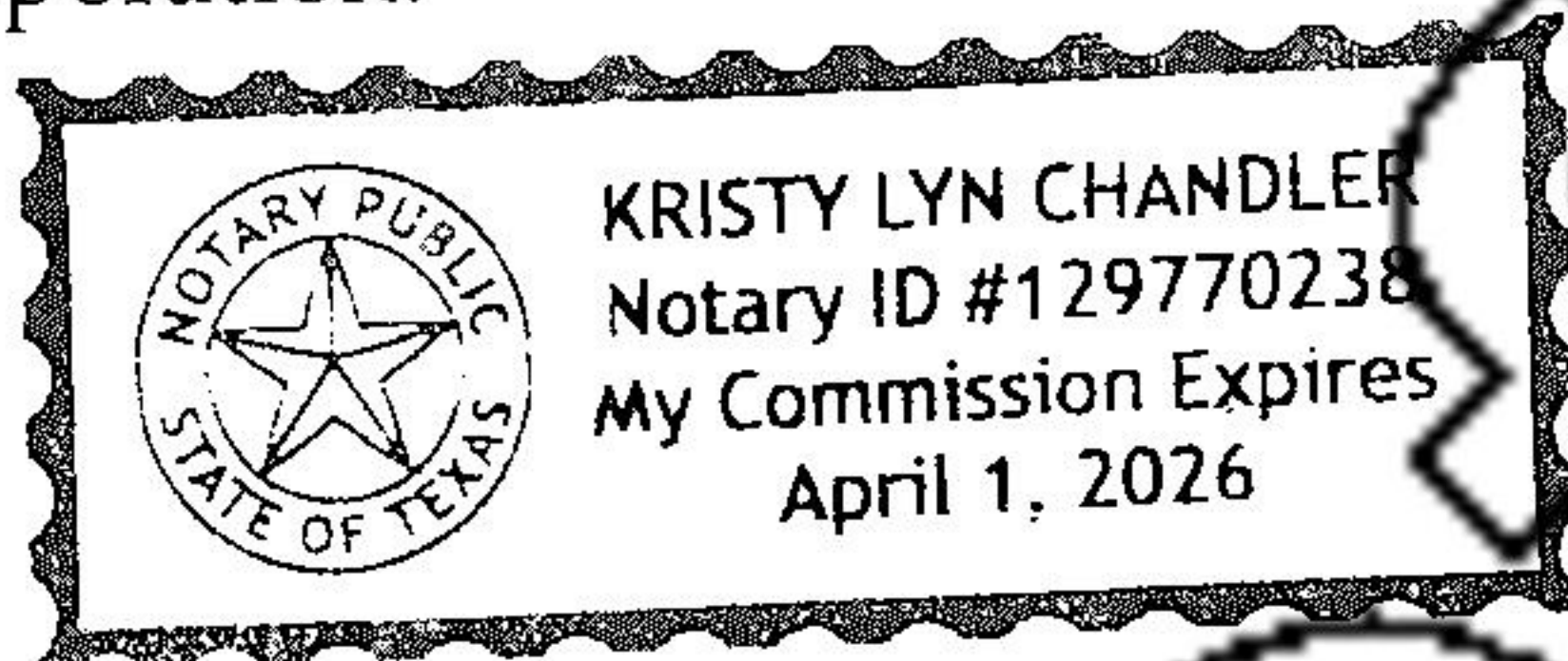
Title: Vice President

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me this 17 day of January, 2026 by Bobby Samuel, the Vice President of Rainwater Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Handwritten Signature]

Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W 5th St., Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Rainwater Crossing Master Covenant [Residential], recorded under Document No. 2025000162503, Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Rainwater Crossing Development Area Declaration [Residential], recorded under Document No. 2025000162698, Official Public Records of Collin County, Texas.
3. Rainwater Crossing Development Area Declaration [Townhomes], recorded under Document No. 2025000162709, Official Public Records of Collin County, Texas.
4. Rainwater Crossing Adoption of Builder Contribution Fee, recorded under Document No. 2025000162832, Official Public Records of Collin County, Texas.
5. Rainwater Crossing Community Enhancement Covenant [Residential] recorded under Document No. 2025000162863, in the Official Public Records of Collin County, Texas.
6. Rainwater Crossing Adoption of Working Capital Assessment [Residential], recorded under Document No. 2025000162879, Official Public Records of Collin County, Texas.
7. Rainwater Crossing Adoption of Working Capital Townhome Assessment, recorded under Document No. 2025000162882, Official Public Records of Collin County, Texas.
8. Rainwater Crossing Community Manual [Residential], recorded under Document No. 2025000162911, Official Public Records of Collin County, Texas.
9. Rainwater Crossing Townhome Community Manual, recorded under Document No. 2025000162927, Official Public Records of Collin County, Texas.
10. Rainwater Crossing Notice of Applicability [Residential] [Phase 1], recorded under Document No. 2026000005774, Official Public Records of Collin County, Texas.

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

Instrument Number: 2026000006020

eRecording - Real Property
HOMEOWNERS ASSOC DOCS

Recorded On: January 15, 2026 02:41 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: 2026000006020
Receipt Number: 20260115000622
Recorded Date/Time: January 15, 2026 02:41 PM
User: Sheila P
Station: Workstation cck089

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