

### Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 18, 2024 by Summer Point Village Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Summer Point Village has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Summer Point (Phase II) filed of record on or about September 24, 1991 (the "Declaration") and recorded at Instrument Number 19910924000531420 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Summer Point Village.

WHEREAS, the Association was duly formed on November 20, 1989, as Summer Point Village Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subdivision which is subject to the Declaration is Summer Point (Phase II).
2. Name of the Association. The name of the Association is Summer Point Village Homeowners Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The subdivision is recorded according to the Map and Plat Records in Collin County, Texas, as follows; Summer Point Village Homeowners Association, Inc., recorded under Film Code No. 1999-148452, along with any supplements or replats thereof.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about September 24, 1991 (the "Declaration") recorded at Instrument Number 19910924000531420 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
  - a. First Amendment to the Declaration Summer Point Village Homeowners Association, Inc A/K/A Summer Point (Phase I) recorded at Instrument Number 2024000053832;
  - b. First Amendment to the Declaration Summer Point Village Homeowners Association, Inc A/K/A Summer Point (Phase II) recorded at Instrument Number 2024000053833;
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

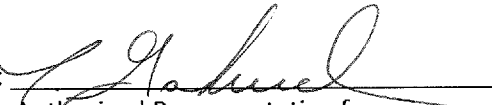
4Sight Property Management  
4760 Preston Rd, Suite 244-238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is [HOAinformation@4SightPM.com](mailto:HOAinformation@4SightPM.com).
7. Website for the Association. The website for the Association is <https://summerpointhoa.com/>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost for a transfer fee is \$175. The cost of the working capital contribution is one-half times (1.5x) the annual dues.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

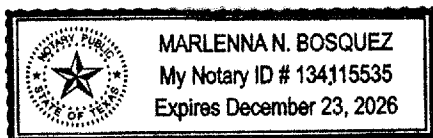
Summer Point Village Homeowners Association, Inc., a  
Texas non-profit corporation


By:   
Authorized Representative for  
Summer Point Village Homeowners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF COLLIN         §

This instrument was acknowledged before me on this 18<sup>th</sup> day of December, 2024 by Todd Geschwend, Authorized Representative for Summer Point Village 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

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

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**Instrument Number:** 2024000156759

eRecording - Real Property

CERTIFICATE

Recorded On: December 18, 2024 11:30 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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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: 2024000156759  
Receipt Number: 20241218000248  
Recorded Date/Time: December 18, 2024 11:30 AM  
User: Suzanne S  
Station: Station 2

**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