
MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE
OF
EDEN RANCH HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Eden Ranch Homeowners 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: Eden Ranch.
2. The name of the Association: Eden Ranch Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eden Ranch, recorded in Document No. D226109854, Official Public Records of Tarrant 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: Eden Ranch Homeowners Association, Inc., c/o Neighborhood Management Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Eden Ranch Homeowners Association, Inc.
c/o Neighborhood Management Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230
Allen, Texas 75002
Attn: Beverly Coghlan
Telephone Number: 972-359-1548
Email Address: beverly@nmitx.com

7. Website to access the Association's dedicatory instruments:
www.neighborhoodmanagement.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 - \$500.00 for each New Home Purchase

Transfer Fee - \$250.00

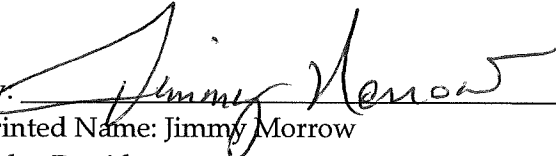
Resale Disclosure Package - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

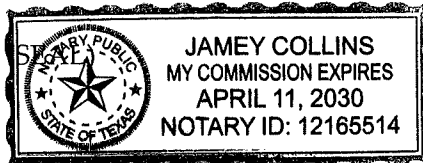
This Certificate is effective as of the 2nd day of June, 2026.

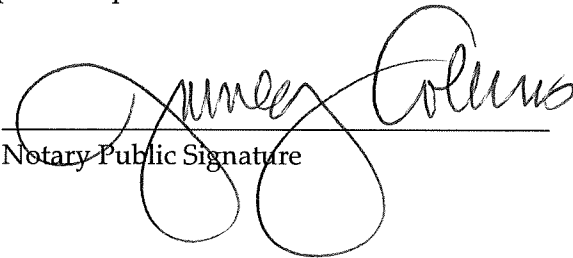
EDEN RANCH HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: 
Printed Name: Jimmy Morrow
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 2nd day of June, 2026,
by Jimmy Morrow, President of EDEN RANCH HOMEOWNERS ASSOCIATION, INC., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eden Ranch, recorded in Document No. D226109854, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Eden Ranch Community Manual, recorded in Document No. D226110028, Official Public Records of Tarrant County, Texas, as same may be amended and supplemented from time to time.
3. Eden Ranch Adoption of Working Capital Assessment, recorded in Document No. D226110093, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

EDEN RANCH HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE