

Denton County
Juli Luke
County Clerk

Instrument Number: 47305

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: May 06, 2024 02:21 PM

Number of Pages: 4

" 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: 47305
Receipt Number: 20240506000446
Recorded Date/Time: May 06, 2024 02:21 PM
User: Lisa V
Station: Station 36

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LEWISVILLE HIGHLAND TERRACES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Lewisville Highland Terraces Homeowners Association, Inc.**

1. The name of the subdivision is Lewisville Highland Terraces.
2. The name of the association is Lewisville Highland Terraces Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Lewisville Highland Terraces	Recorded on or about May 25, 2018, under Instrument No. 2018-232, Real Property Records, Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Lewisville Highland Terraces, recorded on or about February 21, 2019, under Instrument No. 2019-17969 of the Real Property Records of Tarrant County, Texas.

5. The name and mailing address of the association:

Lewisville Highland Terraces Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.

7. The website address of any Internet website on which the association's dedicatory instruments

are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$300.00.

9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 6 day of May, 2024

**LEWISVILLE HIGHLAND TERRACES HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

ACKNOWLEDGMENT

STATE OF TEXAS §

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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 6 day of May, 2024, by Beverly Coghlan, Agent for the Association of Lewisville Highland Terraces Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

