

**Denton County
Juli Luke
County Clerk**

Instrument Number: 82940

ERecordings-RP

CERTIFICATE

Recorded On: July 28, 2025 12:25 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: 82940
Receipt Number: 20250728000378
Recorded Date/Time: July 28, 2025 12:25 PM
User: Michael T
Station: Station 34

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

**MANAGEMENT CERTIFICATE
FOR
PROVIDENCE COMMONS TOWNHOME ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Providence Commons Townhome Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Providence Commons Townhomes.
2. The name of the Association: Providence Commons Townhome Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Providence Commons Townhome Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00
Working Capital: \$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**PROVIDENCE COMMONS TOWNHOME
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 28th day of July, 2025, by Beverly Coghlan, Agent for the Association of PROVIDENCE COMMONS TOWNHOME ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

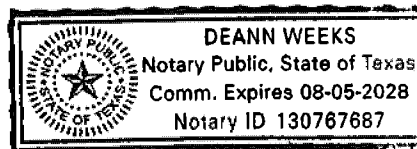


EXHIBIT A

| Document | Recording Information |
|--|------------------------------|
| Plats – Described by metes and bounds in Master Declaration – February 11, 2025 | Document No. 2025-14077 |
| Master Declaration of Covenants, Conditions and Restrictions for Providence Commons Townhome Association, Inc. – February 11, 2025 | Document No. 2025-14077 |
| Development Area Declaration of Covenants, Conditions and Restrictions – February 11, 2025 | Document No. 2025-14049 |