

**MANAGEMENT CERTIFICATE
OF
ALYSSE ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Alysse Estates 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: Alysse Estates.
2. The name of the Association: Alysse Estates Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Alysse Estates, recorded in Document No. 202600151381, Official Public Records of Dallas 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: Alysse Estates 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:	Alysse Estates 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

Transfer Fee - \$275.00

Resale Certificate Fee - \$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 24th day of June, 2026.

**ALYSSE ESTATES HOMEOWNERS ASSOCIATION,
INC.,**

a Texas nonprofit corporation

By: *Michael Smith*

Printed Name: Michael Smith

Title: DVP of Land

STATE OF TEXAS

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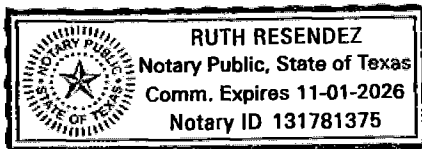
COUNTY OF Dallas

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This instrument was acknowledged before me on the 24th day of June, 2026, by Michael Smith, DVP of Land of ALYSSE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Ruth Resendez
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. Declaration of Covenants, Conditions and Restrictions for Alysse Estates, recorded in Document No. 202600151381, Official Public Records of Dallas County, Texas, as the same may be amended from time to time.
2. Alysse Estates Community Manual, recorded in Document No. 202600151911, Official Public Records of Dallas County, Texas, as same may be amended and supplemented from time to time.
3. Alysse Estates Adoption of Working Capital Assessment, recorded in Document No. 202600152004, Official Public Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202600152136

eRecording - Real Property

Recorded On: July 16, 2026 09:42 AM

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: 202600152136
Receipt Number: 20260716000205
Recorded Date/Time: July 16, 2026 09:42 AM
User: Chanteon R
Station: Cc102

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.