

Denton County
Juli Luke
County Clerk

Instrument Number: 108072

ERecordings-RP

CERTIFICATE

Recorded On: October 04, 2024 02:13 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: 108072
Receipt Number: 20241004000461
Recorded Date/Time: October 04, 2024 02:13 PM
User: Melissa K
Station: Station 43

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
OF
DIXON ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of the Dixon Estates Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Dixon Estates.
2. The name of the Association: Dixon Estates Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Dixon Estates recorded under Document No. 2024-90098 Official Public Records of Denton 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: Dixon Estates Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Mandy Lindsey, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Neighborhood Management, Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Attn: Mandy Lindsey
Telephone Number: 972-359-1548
Email Address: managementcertificate@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 amount of the Working Capital Assessment is equal to \$1,500.00. The amount of the Common Area Reserve Assessment is equal to \$500.00. The HOA transfer fee is \$250.00. The Association transfer fee covers all costs that the Association incurs related to a property transfer in the subdivision. The fee for a resale certificate is \$375.00. The Association fees covers all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

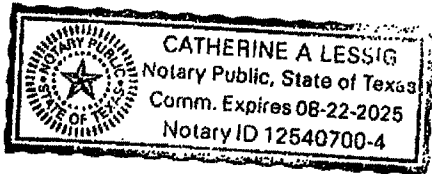
DIXON ESTATES RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Robert Upshaw
Name: Robert Upshaw
Title: Board President

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on 19th day of Sept, 2024, by Robert Upshaw the Board President of Dixon Estates Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Catherine Lessig
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

MANAGEMENT CERTIFICATE
DIXON ESTATES RESIDENTIAL COMMUNITY, INC.

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Dixon Estates recorded under Document No. 2024-90098 Official Public Records of Denton County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Dixon Estates, recorded under Document No. 2024-107530, Official Public Records of Denton County, Texas.
2. Dixon Estates Community Manual, recorded under Document No. 2024-107548, Official Public Records of Denton County, Texas.