

**MANAGEMENT CERTIFICATE
FOR
MCKINNEY RANCH TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of McKinney Ranch Townhomes Residential Community, 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: McKinney Ranch Townhomes
2. The name of the Association: McKinney Ranch Townhomes Residential Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

McKinney Ranch Townhomes Residential Community, 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
Reserve Working Capital:	*Equal to two (2) months assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**MCKINNEY RANCH TOWNHOMES
RESIDENTIAL COMMUNITY, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 
Name: Beverly Coghlan

STATE OF TEXAS

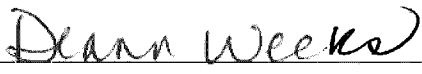
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23rd day of October, 2023, by Beverly Coghlan, Agent for the Association of MCKINNEY RANCH TOWNHOMES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.


Notary Public Signature, State of Texas

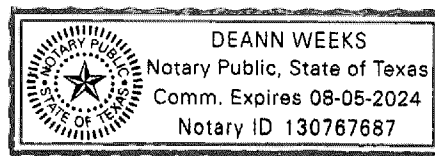


EXHIBIT A

Document	Recording Information
McKinney Ranch Townhomes Plat: Vol. 2016 – Page 436 - June 27, 2016	Document No. 20160627010002580
Declaration of Covenants, Conditions and Restrictions for McKinney Ranch – April 28, 2016	Document No. 20160428000513580
First Amendment to Declaration – May 6, 2016	Document No. 20160506000556440
Second Amendment to Declaration – June 17, 2016	Document No. 20160617000762260
Third Amendment to Declaration – August 7, 2017	Document No. 20170807001047600
Fourth Amendment to Declaration – March 15, 2018	Document No. 20180315000316550
Fifth Amendment to Declaration – July 19, 2018	Document No. 20180719000901400

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000122625

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 24, 2023 02:19 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 2023000122625
Receipt Number: 20231024000305
Recorded Date/Time: October 24, 2023 02:19 PM
User: Dwayne K
Station: Station 11

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

