

**MANAGEMENT CERTIFICATE
OF
COURTLAND PLACE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Courtland Place Homeowners Association, Inc. (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: Courtland Place.
2. The name of the Association: Courtland Place Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Johnson County, Texas, as described on Exhibit "A" to that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Courtland Place, recorded under Document No. 2024-13099, in the Official Public Records of Johnson County, as amended (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration, and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Courtland Place Homeowners Association, Inc., c/o Neighborhood Management, Inc., 1024 S, Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Courtland Place Homeowners Association, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S Greenville Ave #230, Allen, TX 75002
Telephone Number::	(972)-359-1548
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments: 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 - \$250.00.
Resale Certificate Fee - \$375.00.

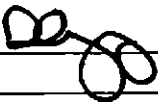
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

[SIGNATURE PAGE FOLLOWS]

COURTLAND PLACE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

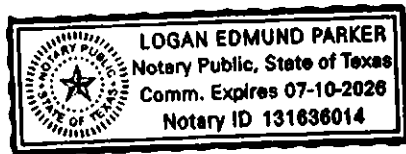
COURTLAND PLACE HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation


By: 
Name: David Anghinbaugh
Title: DP

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 2nd day of April, 202~~4~~⁴, by David Anghinbaugh, DP of Courtland Place Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

COURTLAND PLACE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for MW Landing, recorded as Document No. 2023-25883, Official Public Records of Johnson County, Texas.
2. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Courtland Place, recorded as Document No. 2024-13099, Official Public Records of Johnson County, Texas.
3. Amended and Restated Adoption of Working Capital Assessment for Courtland Place, recorded as Document No. 2024-13120, Official Public Records of Johnson County, Texas.
4. Amended and Restated Courtland Place Community Manual, recorded as Document No. 2024-13203, Official Public Records of Johnson County, Texas.

COURTLAND PLACE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 13253

eRecording - Real Property

Certificate/Certification

Recorded On: May 14, 2024 02:49 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2024 - 13253

Receipt Number: 20240514000165

Recorded Date/Time: May 14, 2024 02:49 PM

User: Amanda T

Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long