

**MANAGEMENT CERTIFICATE  
FOR  
SUNCREEK HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Suncreek Homeowners 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: Suncreek
2.     The name of the Association: Suncreek Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Suncreek HOA  
                                  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  
                                  Initiation Reserve Fee:   \$1,000.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**SUNCREEK HOMEOWNERS ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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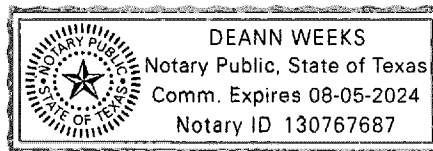
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 25 day of January, 2024, by Beverly Coghlan, Agent for the Association of SUNCREEK HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Suncreek II, Tract 3 Ph2A (Timberidge II) – October 31, 1997	Document No. J/982
Suncreek IIB Tract 8 (Brookwood II) – October 31, 1997	Document No. K/439/440
Suncreek IIB Tract 8 (Brookwood II) Amend	Document No. 2007/356
Suncreek I, Tract 9 – January 30, 1997	Document No. J/588
Suncreek I, Tract 3 – January 30, 1997	Document No. J/586
Suncreek I, Tract 3 (Replat) – August 12, 1997	Document No. J/962
Woods of Suncreek, Ph I	Document No. J/794
Suncreek I, Tract 3 Ph2B – February 5, 1998	Document No. K/163
Woods of Suncreek, Ph II	Document No. K/402
Suncreek Crossing Ph I	Document No. J/940
Suncreek Crossing Ph II	Document No. K/206
Suncreek III	Document No. N/130
Suncreek III (Amend) – December 12, 2001	Document No. N/520
Suncreek III (Amend)	Document No. P/75
Declaration of Covenants, Conditions and Restrictions for Suncreek I, II, and III – March 3, 1997	Document No. 3860/405
Supplemental Declaration for Suncreek Crossing I and II – April 13, 1998	Document No. 4142/1561
Supplemental Declaration for Suncreek II, Tract 3 Ph 2A and Suncreek II, Tract 3 Ph 2B – June 23, 1998	Document No. 4192/391
Supplemental Declaration for Timberidge II – September 14, 1998	Document No. 4250/2363

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

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**Instrument Number:** 2024000009065

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 26, 2024 08:29 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000009065  
Receipt Number: 20240126000012  
Recorded Date/Time: January 26, 2024 08:29 AM  
User: Kim D  
Station: Workstation cck024

**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

