

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
FOR  
CALIFORNIA MEADOWS ADDITION RESIDENTIAL COMMUNITY, INC.**

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

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

California Meadows Addition 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  |
| Working Capital:         | \$500.00. |

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**CALIFORNIA MEADOWS ADDITION  
RESIDENTIAL COMMUNITY, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan

STATE OF TEXAS

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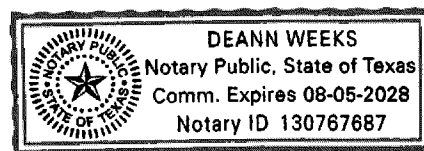
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 19<sup>th</sup> day of August, 2025, by Beverly Coghlan, Agent for the Association of CALIFORNIA MEADOWS ADDITION RESIDENTIAL COMMUNITY, 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> |
|---|------------------------------|
| Plats:<br>California Meadows Addition Residential Community –<br>September 9, 2024  | Document No. D224160310      |
| Restrictions:<br>Declaration of Covenants, Conditions and Restrictions for<br>California Meadows Addition, Tarrant County, TX – July 1,<br>2025 | Document No. D225119540      |