

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
LOWRY TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Lowry Trails Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR LOWRY TRAILS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2025000011294, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Lowry Trails.
2. The name of the Association: Lowry Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lowry Trails, recorded under Document No. 2025000010585 in the Official Public Records of Collin 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: Lowry Trails Residential Community, 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:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Attn.:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a>
7. Website to access the Association’s dedicatory instruments:  
<https://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 - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

The Association fees cover 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.

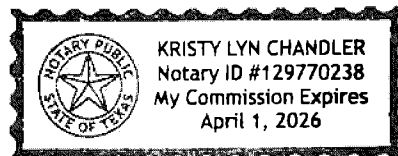
**LOWRY TRAILS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Name: Veronica Edwards  
Title: Secretary / Treasurer

STATE OF TEXAS                      §  
   §  
COUNTY OF Collin                      §

This instrument was acknowledged before me on the 17 day of June, 2025 by Veronica Edwards, the Secretary / Treasurer of Lowry Trails Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lowry Trails, recorded under Document No. 2025000010585, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Lowry Trails Community Manual, recorded as Document No. 2025000011018 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. Lowry Trails Adoption of Working Capital Assessment, recorded as Document No. 2025000010992 in the Official Public Records of Collin County, Texas.
4. Lowry Trails Notice of Plat Recordation [Phase 1], recorded as Document No. 20250000752722 in the Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2025000076335

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 18, 2025 02:39 PM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2025000076335  
Receipt Number: 20250618000215  
Recorded Date/Time: June 18, 2025 02:39 PM  
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

