

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BLUFF CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Bluff Creek Estates Homeowners Association, Inc.

1. The name of the subdivision is Bluff Creek Estates.
2. The name of the association is Bluff Creek Estates Homeowners' Association, Inc.
3. Recording Data for the subdivision is as follows:

Subdivision  
Bluff Creek Estates

Recording Data  
Bluff Creek Estates Phase 1, recorded on or about  
April 25, 2019, under Instrument No. 2019-  
0425010001900, Real Property Records, Collin  
County, Texas.

Bluff Creek Estates Phase 2, recorded on or about  
February 28, 2020, under Instrument No. 2020-  
0228010000880, Real Property Records, Collin  
County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Bluff Creek Estates,  
recorded on or about March 1, 2019, is filed as Instrument No. 2019-0301000219280  
of the Real Property Records of Collin, County, Texas.

5. Name and Contact Information for the Managing Agent of the Association:

Bluff Creek Estates Homeowners Association, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548

6. The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville Avenue, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Reserve Funding Fee:	Six months of assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 14<sup>th</sup> day of December, 2023.

**BLUFF CREEK ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Beverly Coghlan

Name: Beverly Coghlan

Printed Name: Beverly Coghlan

Title: President

STATE OF TEXAS

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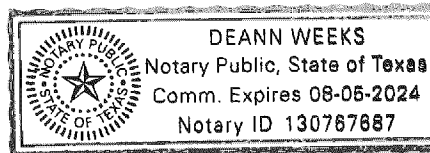
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 14<sup>th</sup> day of December, 2023, by Beverly Coghlan, Agent for the Association of BLUFF CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



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

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**Instrument Number:** 2023000142195

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 14, 2023 12:12 PM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 2023000142195  
Receipt Number: 20231214000310  
Recorded Date/Time: December 14, 2023 12:12 PM  
User: Patricia B  
Station: Station 5

**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