

**MANAGEMENT CERTIFICATE  
FOR  
MIDWAY CROSSING HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Midway Crossing 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: Midway Crossing.
2.     The name of the Association: Midway Crossing Homeowners Association, Inc
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                    Midway Crossing Homeowners Association, 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.

*{ACKNOWLEDGEMENT PAGE FOLLOWS}*

## ACKNOWLEDGEMENT

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

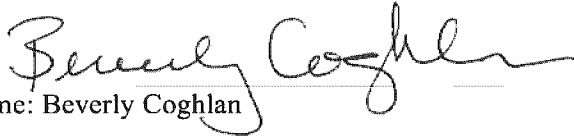
**MIDWAY CROSSING HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan



STATE OF TEXAS

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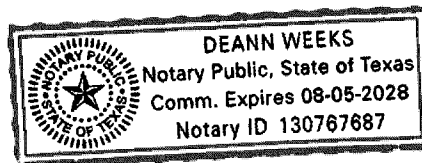
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12<sup>th</sup> day of August, 20 25, by Beverly Coghlan, Agent for the Association of MIDWAY CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Midway Crossing Plat: Vol. I – Page 342 - September 20, 1994	Document No.19940920000860640
Midway Crossing Plat: Vol. I – Page 463 - January 16, 1995	Document No. 19950116000039590
Midway Crossing Plat - January 1, 1900	Document No.19000101333004005
Midway Crossing Plat - January 1, 1900	Document No.19000101001008880
Midway Crossing Plat - January 1, 1900	Document No.19000101000963360
Midway Crossing Plat - January 18, 2002	Document No.20020118000098000
Midway Crossing Plat - January 1, 1900	Document No.19000101000960120
Declaration of Covenants, Conditions and Restrictions for Midway Crossing – October 31, 1994	Document No.19941031000973450
First Amendment to Declaration – May 4, 1995	Document No. 19950504000304360
Second Amendment Declaration – June 23, 1997	Document No. 19970623000489790
Collection Policy – December 5, 2023	Document No. 2023000138650
Notice of Filing Dedicatory Instruments December 5, 2023	Document No. 2023000138652
First Amendment to Declaration – July 22, 2025	Document No. 2025000091782

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

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**Instrument Number:** 2025000101987

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 12, 2025 01:51 PM

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: 2025000101987  
Receipt Number: 20250812000583  
Recorded Date/Time: August 12, 2025 01:51 PM  
User: Michelle K  
Station: cck051

**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